COMPREHENSIVE DEVELOPMENT PLAN

HOT SPRINGS, SOUTH DAKOTA
June 1981

PREPARED AT THE DIRECTION OF

The Hot Springs Planning Commission
and
The Hot Springs City Council

PROFESSIONAL ASSISTANCE

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INTRODUCTION

In order to insure that future growth and development in Hot Springs occurs in an orderly manner and in a fashion which is acceptable to the residents of the community, it is imperative that City officials establish strategies through the use of planning, with the output being a flexible and realistic long-range plan. This is particularly critical to Hot Springs which is expected to incur unprecedented growth due to energy development.

The most appropriate approach to planning and development is in the form of a prescribed process, or more simply, an organized and intelligent method of looking ahead to the future. This particular process includes continuous testing, learning, retesting and developing appropriate actions. The process must originate and proceed in the context of the time, the setting, the needs, and with consideration to what is known, what is not known, and what can be learned.

Generally speaking, the planning and development process consists of various steps or tasks which include:

1) in-depth analysis of past trends and data which are pertinent and essential in formulating future growth and policies;

2) the development and establishment of goals and objectives which will be employed as guidelines for future growth;

3) the development and adoption of specific recommendations and policies which should be followed in order to achieve the goals and objectives established; and

4) implementation of #2 and #3 above to obtain the desired outcome.

The instrument utilized to formalize these community concepts and guide local decision makers in policy decisions is called the comprehensive development plan.

The comprehensive development plan consists of several elements, all of which are closely interrelated and in many instances dependent on one another. A prime example is the location of an elementary school and the location of major streets. The school should be easily accessible to the school children it is designed to serve; however, it is not

desirable for the school to be located next to a busy highway or intersection which could present a hazard to the children. Likewise, it should not be located so that a majority of the children walking to and from school will have to cross highways or major streets. The major emphasis should be that neither the major street plan or school location plan can be developed independent of one another.

Elements of the Hot Springs' comprehensive development plan include goals and objectives, studies of the economy and the population, a land use plan (existing and future), a transportation plan (including a three mile area transportation plan), a community facilities plan, a recreation plan, and a housing plan. The goals and objectives are in effect, a summary of the entire plan. They afford a base of action in addressing identified problems, needs, and desires of the community. The economic and population segments provide information necessary to assist in determining future needs for public services and facilities, land and housing.

The land use, transportation, community facilities, recreation, public utilities, and housing plans serve to analyze existing conditions and present action measures for the future. It is imperative that local officials look upon the flexible nature of planning and the planning process to:

1) stimulate private investment;

2) strengthen budgeting and management capacity;

3) coordinate public investment strategy;

4) provide the basis on which informed governmental decisions can be made;

5) increase political accountability through public program evaluations;

6) develop the critical means for institutional change or organizational development; and

7) provide access for citizens in the governmental decision-making process.

COMMUNITY GOALS AND OBJECTIVES

The basis for achieving a workable, realistic, and long-range comprehensive plan lies in the establishment of sound planning goals. Local officials must carefully evaluate the community's problems and needs if the planning commission is to formulate meaningful goals and objectives.

For definitional purposes, a "goal" is an abstract statement of purpose to achieve a desired end; "objective" is considered an intermediate level which focuses on the measurable kinds of actions that can or will be utilized to achieve a prescribed goal.

The following goals and objectives have been adopted by the City of Hot Springs in order to serve as guides for future growth and development of the City and the surrounding area.

These particular goals were formulated and designed to accommodate and promote physical, social, and economic growth for the City of Hot Springs and to preserve and improve the quality of life for Hot Springs' residents.

NOTE: Order of Objectives does not necessarily denote priority.

LAND USE GOAL

To establish a land use pattern which will enhance and preserve the environment while allowing new growth and development to occur, and to preserve those fragile natural areas and features which contribute to the present community character and atmosphere.

OBJECTIVES

- Protect prime irrigated agricultural lands from development and direct future urban growth toward dry land areas.

- Prohibit development in natural hazard areas (flood plains, steeply sloping areas, and unstable geologic areas).

- Promote clustering activities to discourage costly urban sprawl and inefficient land use.

- Preserve unique and sensitive natural areas (lakes, unique scenic vistas, unique natural areas, wildlife habitats, and aquifer recharge areas).

- Provide intensified land uses adjacent to transportation facilities.

- Utilize open space as a means of preserving and protecting the natural environment.

- Support reasonable air, water and land quality management programs.

- Review adjoining unincorporated areas, with the goal of obtaining mutual benefits in annexation procedures.

- Acquisition of land for a second landfill site outside the City.

- Develop annexation procedures to insure the orderly development of the City:

  * Cooperation between City and County should be fostered in efforts to control growth in the three mile area.
  * Examine the area along Fall River Road for the feasibility of possible future annexation.
  * Examine the west edge of the City (north & south of Highway 18), including the Municipal Golf Course for the feasibility of possible future annexation.
  * Examine the area north of Cold Brook for the feasibility of possible future annexation.
  * Examine the area along U.S. Highway 385 (North of City) for the feasibility of possible future annexation.
  * Examine the area south of the City along Cascade Road for the feasibility of possible future annexation.

RECREATION GOAL

To provide public recreation areas and facilities which are adequate to meet the current and future needs of the City's residents, and to provide these facilities in locations which are accessible to those whom the facilities are intended to serve.

OBJECTIVES

- Encouragement of parks as an integral part of all residential areas.

- Encouragement of recreation area developments adjacent to or in conjunction with existing or proposed school sites.

- Creation of a financial program that can maintain and develop existing park sites.

- Correction of deficiencies in the existing parks and recreation system.

- Provision of recreation opportunities suitable for residents of all ages.

- Procurement of combined local, state, and federal financial assistance to complete desired projects.

HOUSING GOAL

To insure an adequate supply of housing that satisfies the needs and desires of all ages and income groups in the City, while offering an attractive living environment to new and long-time residents.

OBJECTIVES

- Encourage maximum variety in types and prices of housing.

- Insure separation of residential neighborhoods from incompatible land uses.

- Reserve an adequate amount of developable land to accommodate future residential growth in Hot Springs.

- Initiate programs which will serve to maintain existing housing stock.

- Encourage community renovation and redevelopment.

- Insure an adequate supply of housing for elderly and low income residents at prices they can afford.

- Promote functional design while maintaining a pleasant and healthy environment in mobile home parks.

- Promote development in areas where availability or ease of extending public services and utilities can be achieved.

PUBLIC FACILITIES GOAL

To provide a system of facilities which will provide the public with adequate social, economic, and physical services.

OBJECTIVES

- Development of a long-range plan, priorities and financial program for providing new and/or expanded public facilities to meet the needs of current and future residents of the community.

- Require developers to contribute towards projected facility needs.

- Minimize costs of growth to current residents.

- Reserve land for the development of public facilities which will be required for future growth.

- Establish a system whereby residents of the community may actively participate in setting priorities among community goals so that public officials may allocate community resources on the basis of a public consensus.

(See Appendix B for proposed specific policies regarding public facilities.)

ECONOMIC GOAL

To provide a diversified economy which will expand employment opportunities and provide stability to the City.

OBJECTIVES

- Reserve land within the City for potential commercial and industrial locations.

- Promote and support the growth and revitalization of the downtown area while maintaining the historic district's integrity.

- Discourage particular types of commercial strip development while recognizing that certain types of commercial uses must be located with accessibility to major thoroughfares.

- Encourage development of employment which will aid in leveling out the boom-bust cycle which often occurs with the development of energy related industry.

- Encourage economic development which will provide employment opportunities to unemployed and underemployed residents of Hot Springs.

- Actively assist and support the tourism industry in the community.

- Establish a strong working relationship and better liaison with major economic organizations in the City.

- Formulate a committee consisting of Council members, the Chamber of Commerce, and officers of the Local Development Commission to deal with economic opportunities and problems.

- Maintain and strengthen the City's public awareness program regarding public policy decision-making.

- Actively pursue a policy(s) to assist in making the commercial areas of Hot Springs more visually and economically attractive.

TRANSPORTATION GOAL

To provide a safe, efficient and balanced transportation system which results in improved traffic movement, is cost efficient, minimizes negative impacts on adjacent land uses, and respects the rights of pedestrians and bicyclists.

OBJECTIVES

- Provide for adequate road capacity to serve both current and future needs as new development occurs.

- Provide financial resources for improvements and adequate maintenance of existing roads.

- Evaluate street improvement standards to encourage designs which will serve to reduce adverse effects on adjacent and abutting land uses.

- Establish a street grade ordinance for all new streets to avoid future problems.

- Institute a program to insure that all main collector streets be resurfaced with durable all weather hard surfaced finish through the use of assessment districts or a bond issue.

- Require private developers to install curb and gutter and sidewalks during new development in major renovation areas.

- Improve signage along the main traffic corridors, indicating distance and direction to shopping and parking areas and areas of special interest.

- Monitor high accident intersections in Hot Springs and develop effective measures to reduce accidents in these areas.

- Improve north-south traffic flow along North River Street (through the lower town area).

(See Appendix A for proposed specific policies regarding the street system.)

POPULATION ANALYSIS

A population analysis of past trends, present population estimates, and future population projections is essential to the preparation of a comprehensive plan. By examining past, present and future demographic trends, sound decisions concerning future land use needs and land management can be made.

PAST POPULATION TRENDS

As indicated in Table 1, Hot Springs' population decreased between the decade of 1950 - 1960. Between 1950 and 1960 the City lost 87 residents (a 1.7 percent decrease). The decrease was even more drastic between 1960 and 1970 with 509 fewer residents (a 10.7 percent decrease). This trend was reversed between 1970 and 1980 with preliminary Census figures indicating that the City has grown by 6.7 percent or 297 persons.

It is likely that the City's population will continue to increase, not only through normal growth, but through the expansion of energy development.

POPULATION AGE STRUCTURE

Between the years of 1960 and 1970 the age structure of the community's population underwent noticeable changes. The changes in question relate to the number of school children (elementary through college), the resident work force, and senior citizens (see Table 2). The 1 - 19 age group decreased in size by 3 percent between 1960 and 1970. This may be attributed to the declining birthrate of recent years and the high statewide out-migration rate of people who are in the child-bearing years.

Table 2 also indicates that the resident working force population (age cohorts 20-34 and 35-64) has remained proportionately stable during the decade in question. These age cohorts comprised 48 percent of the City's population in 1960 and 47 percent in 1970. It is significant

that the male population in the age cohorts increased by 1 percent over the decade and the female population decreased by 3 percent.

The size of the senior citizen population in Hot Springs (age 65+) increased by over 3 percent between 1960 - 1970. This is fairly consistent with other rural areas in and out of the State, where populations are growing older. Young people are not being induced to stay and live in small rural areas, which subsequently causes smaller communities' populations to grow older.

NOTE: Tables 3 and 4 show 1960 and 1970 population by age cohort and male/female breakdown.

TABLE 1

HOT SPRINGS POPULATION TRENDS

1950	1950 - 1960 PERCENT DECREASE	1960	1960 - 1970 PERCENT DECREASE	1970	1970 - 1980 PERCENT INCREASE	1980
5,030	1.7	4,943	10.3	4,434	6.7	4,731

TABLE 2

HOT SPRINGS AGE COMPOSITION

1960 - 1970

AGE COHORT	1960 POPULATION	PERCENT OF TOTAL	1970 POPULATION	PERCENT OF TOTAL	1960 - 1970 PERCENT CHANGE
Under 5	385	7.5	227	5.1	-2.4
5-19	1,041	21.1	935	21.1	0
20-34	551	11.4	449	10.2	-1.2
35-64	1,827	37.0	1,648	37.1	+0.1
65+	1,139	23.0	1,175	26.5	+3.5
TOTAL:	4,943	100.0	4,434	100.0	

TABLE 3

HOT SPRINGS 1960 POPULATION

AGE COHORT	MALE	FEMALE	TOTAL
Under 5	183	202	385
5-19	504	537	1,041
20-34	258	293	551
35-64	1,033	794	1,827
65+	778	361	1,139
TOTAL:	2,576	2,187	4,943

TABLE 4

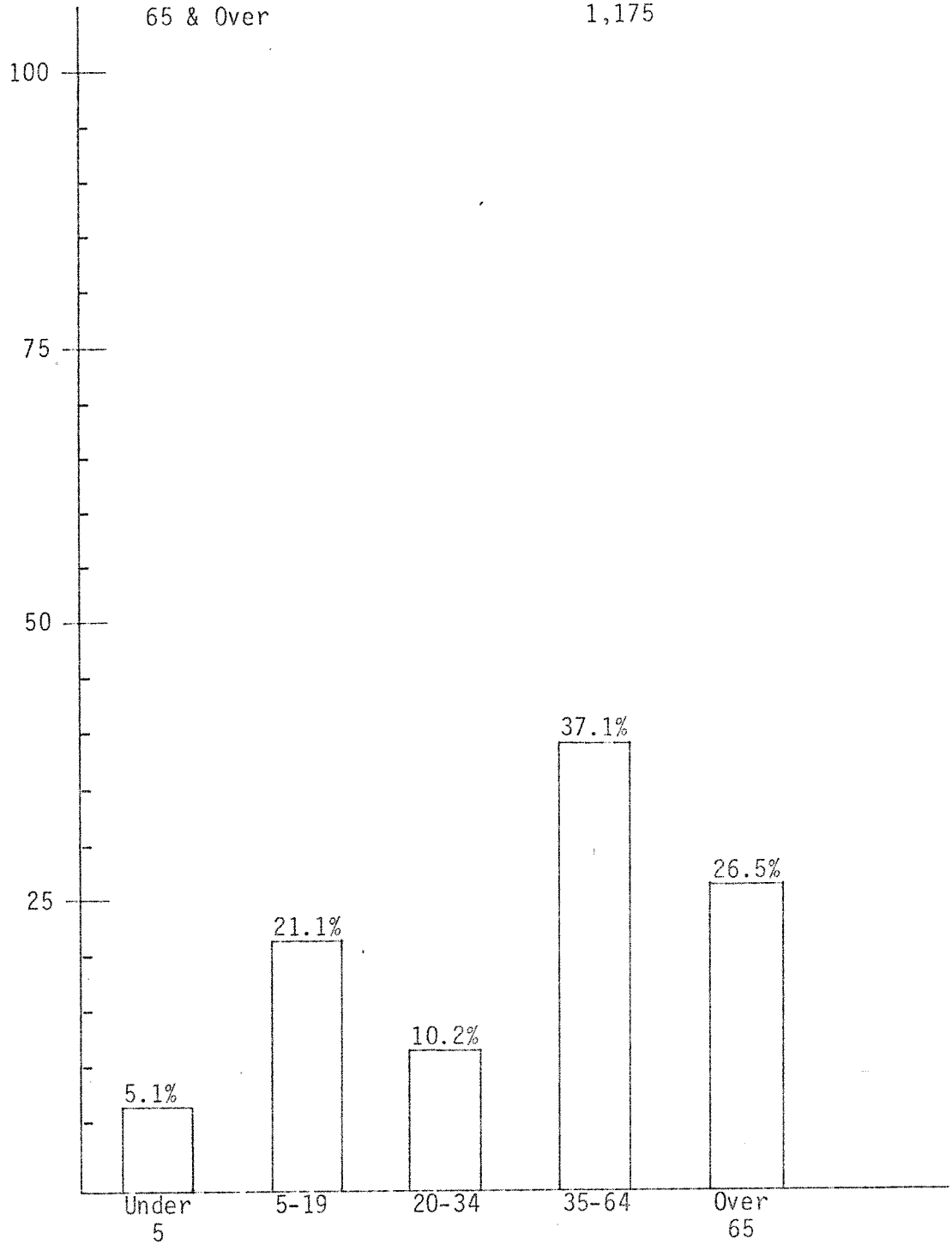
HOT SPRINGS 1970 POPULATION

AGE COHORT	MALE	FEMALE	TOTAL
Under 5	116	111	227
5-19	475	460	935
20-34	206	243	449
35-64	997	651	1,648
65+	701	474	1,175
TOTAL:	2,495	1,939	4,434

HOT SPRINGS, SOUTH DAKOTA

AGE COMPOSITION
1970

AGE COHORT	POPULATION
Under 5	227
5 - 19	935
20 - 34	449
35 - 64	1,648
65 & Over	1,175



AGE COHORT
FIGURE 1

CURRENT POPULATION ESTIMATES

Population estimates indicate that Hot Spring's population has undergone some significant changes since 1970. In 1975 the population was estimated at 4,670; the figure increased to 4,715 in 1976, and 4,759 in 1977. The preliminary 1980 Census figures show a population of 4,731. This figure appeared rather low considering calculations performed by the Sixth District Council using projected Census figures supplied by the U.S Census Bureau in 1973, 1975, 1976, and 1977. By plotting these figures on a regression line, (a technique used to predict the value of one variable by using its relationship with one or more additional variables), the 1980 population would show 4,901 persons for the City. Because this figure appears more accurate, future projections will be made utilizing this count.

NOTE: These population figures were derived by using the total births minus the total deaths registered at the Hot Springs Hospital. These figures were sent to the Census Bureau where a migration estimate is added to achieve a total population.

HOT SPRINGS 3 MILE PLANNING AREA

The Hot Springs three mile planning area has in the recent past and is currently experiencing population increases which are more significant than those within the corporate limits of Hot Springs. The area surrounding the City, which until recently was largely rural and underdeveloped, has been rapidly developing into residential use. Most of the development is occurring to the north of the City, to the south of the City, and to the west of the City.

Although there are no current Census population figures for the 3 mile area, estimates indicate that there are approximately 300-350 persons living outside the corporate limits of Hot Springs and within the 3 mile planning area. Combining this figure with the City population, there are approximately 5,251 persons residing in the immediate Hot Springs vicinity.*

* using a population of 4,901 and not the Census Bureau figures.

POPULATION PROJECTIONS

Population projections are essential to a community's future. By projecting Hot Springs' population to the year 2000, many crucial decisions can be made regarding needs for industrial and commercial land development, residential needs, public facilities (i.e., park and recreation facilities), schools, and water and sewage treatment facilities. It must be stressed at this point that population projections are a long-range view of the future and should not be construed to be totally accurate. Despite this limitation, projections do provide decision and policy makers with a solid basis for determining and planning residential, industrial, or commercial growth. Figure 2 reveals population projections for the City of Hot Springs. As stated previously, it is believed that the Census count is low for Hot Springs. Because of this, revised population figures will be used to project population to the year 2000.

Using the revised base of 4,901 persons for 1980, a base population of 5,844 by the year 2000 is anticipated. Allowing for energy impacts, the population is projected to peak to 7,036 by the year 2000.

Regarding the 3 mile planning area, it is anticipated that this area will continue to grow through the year 2000. This may be attributed to two factors: (1) many people are choosing to locate outside the City because of reduced taxes; and (2) many people desire the more open space and less densely populated areas which rural subdivisions can provide.

As mentioned previously, projections should not be considered as totally accurate. There are numerous factors which may affect projections. Perhaps the most relevant factor to Hot Springs would be the extent of anticipated energy development. The projected increase in population will place extreme pressures on City government and the community as a whole. Annexation of a major business concern, or industry entering or leaving the area are other factors which would significantly alter the demographic pattern. It is because of these factors that population projections need to be updated periodically to accurately reflect demographic trends in the Hot Springs area.

HOT SPRINGS PROJECTED POPULATION

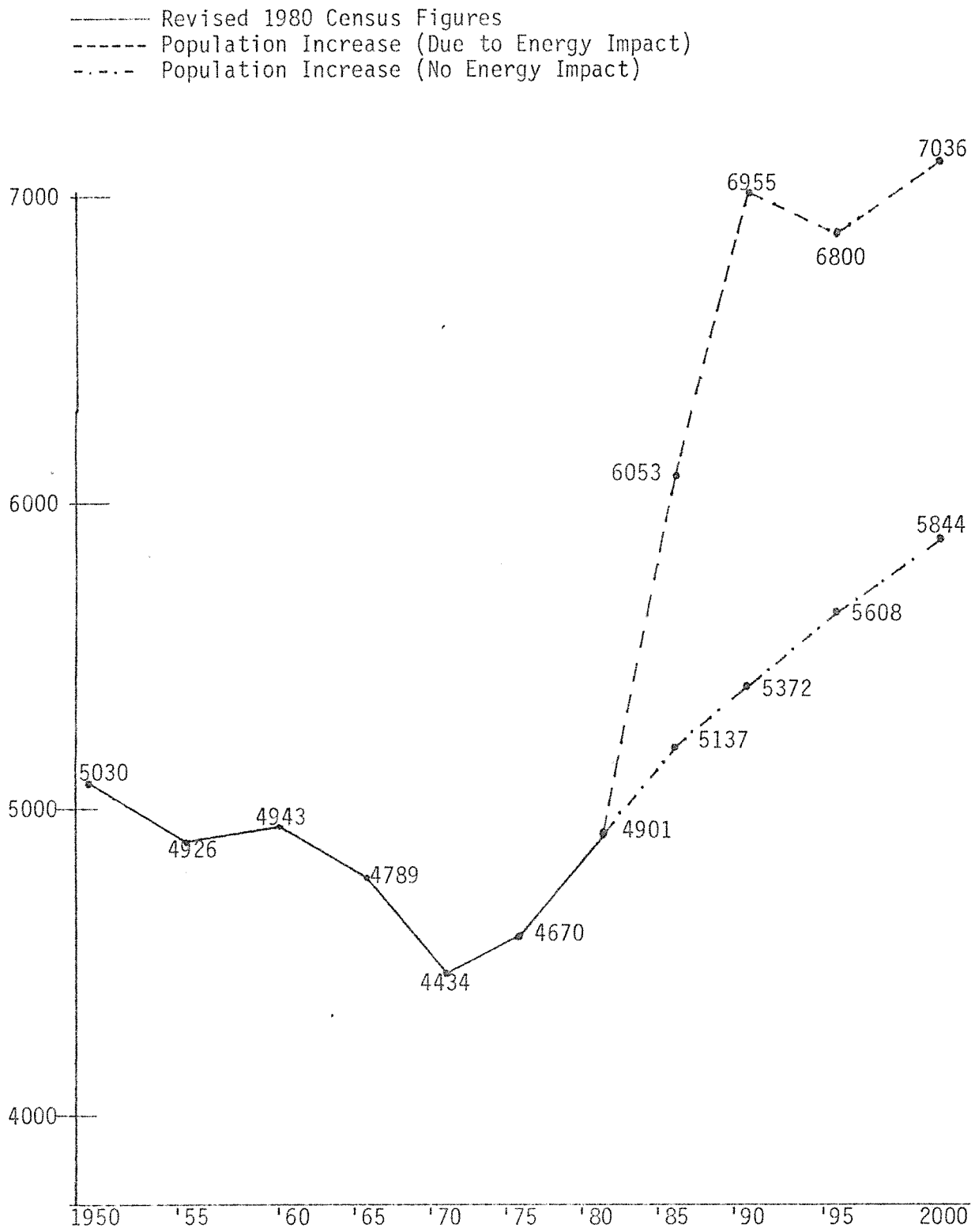


FIGURE 2

ECONOMIC ANALYSIS

INTRODUCTION

The growth of any community, both in terms of population and land use, is directly related to the strength, vitality, and flexibility of its local economy. A strong and healthly economy produces many desirable outcomes, such as steadily increasing incomes, expanding consumer markets, reduced out-migration ratio, and low unemployment. In order to measure the growth of a community's economy, it is necessary to examine and analyze those elements that are instrumental in measuring the growth of a given economy.

The ensuing analysis will closely examine the general ecomonic characteristics of the City's family income distribution, employment, labor force, and other indices which act as a barometer regarding the growth of the economy.

COMMUNITY BACKGROUND

The City of Hot Springs is ideally located in the southern Black Hills and is often referred to as the "Southern Gateway to the Black Hills". The City is accessable in all directions by state and federal highways. The location of the City has enabled the tourism industry to assume a vital role in the community's economy. Hot Springs offers many attractions such as the Main Street Project, Mammoth Site, Fall River Museum, Fall River Art Center, Evans Plunge, Battle Mountain, and Fall River. Additional attractions exist within the immediate and surrounding areas of Hot Springs. Examples include, Angostura Lake, Cascade Falls, Jewel Cave, Wind Cave, Custer State Park, and Mount Rushmore. Thus, the opportunities appear boundless, particularily to those who enjoy authentic natural attractions which make the Black Hills unique.

PAST ECONOMIC TRENDS

Income

An indication of the general health of the economy may be ascertained by analyzing family income and per capita income figures. As revealed in Table 5, Hot Springs has lagged behind the remainder of the State with respect to family income in every income bracket, with deficits in particular brackets more dramatic than others. Additionally, the growth rate of per capita income has been less than the State average.

1970 family income data indicates that in Hot Springs, 43.3 percent of the families earned under $5,000, while 30 percent of the families in South Dakota earned less the $5,000. Hot Springs also had less families in the middle income bracket (between $5,000 and $10,000), with 33 percent of its residents falling in this bracket, compared to the State figure of 38.2 percent. In the higher income bracket ($10,000-$25,000+), 23.7 percent earned more than $10,000 a year in 1970, while the State figure was 31.8 percent.

Regarding per capita income, the City of Hot Springs has also lagged behind the remainder of the State. Per capita income is the estimated average amount per person of total income received. From 1969 - 1974, per capita income increased from $2,428 to $4,107 in Hot Springs. This constituted a 69.2 percent increase, compared to a 74.6 percent increase for the State of South Dakota.

TABLE 5

HOT SPRINGS INCOME DISTRIBUTION

1970

INCOME	POPULATION	PERCENT OF TOTAL	SOUTH DAKOTA PERCENTAGE
Under $3,000	1,102	25.0	15.0
$3,000-$4,999	813	18.3	15.0
$5,000-$6,999	577	13.0	16.2
$7,000-$9,999	887	20.0	22.0
$10,000-$14,999	754	17.0	20.3
$15,000-$24,999	283	6.3	8.8
$25,000+	18	.4	2.7
TOTAL:	4,434	100.0	100.0

SOURCE: U.S. Department of Commerce, Bureau of Census, County and City Data Book. 1972 (Washington, D.C.: Government Printing Office).

EMPLOYMENT

Another method utilized in measuring economic stability is through analysis of employment characteristics, specifically the labor force. A measurement generally employed to describe the degree to which a population participates in the labor market is called the labor force participation rate. The participation rate is the proportion of the non-institutional population (16 years of age and older) in the labor force.

In 1970 only 39.3 percent of the male population in Hot Springs was participating in the labor force. This figure is significantly lower than the State average of 59.3 percent in areas with populations between 2,500 and 10,000. This seemingly low figure for Hot Springs may be attributed in part to the large number of elderly (65+) in the community. In contrast, the female participation rate for Hot Springs in 1970 was 45.5 percent which is higher than the State average of 43.5 percent for South Dakota communities of similar size to Hot Springs.

Information regarding labor force, total employment, unemployment and unemployment rates for selected years has also been analyzed. The data is for Fall River County (data for Hot Springs specifically, is not available). Between 1970 and 1980, the labor force grew by 35 percent, while the population increased by slightly over 12 percent in the County. However, in 1970 the unemployment rate was only 2.1 percent, while in 1980 the unemployment rate was 5.3 percent. For comparison, in 1970 the State of South Dakota's unemployment rate was 3.6 percent and the United States was 4.8 percent. In 1980, the State of South Dakota showed an unemployment rate of 4.7 percent and the United States showed 7.1 percent.

NOTE: Although the preceding information is not specifically City data, the County information is generally assumed to be reflective of the Hot Springs situation.

Another interesting aspect, and certainly a strong barometer of what has transpired within a community, is to compare employment figures by major economic sectors over a period of time. The time periods used for comparison in this analysis are 1960 and 1970.

As revealed in Table 6, the dominant employing sector in both 1960 and 1970 was professional and related services, employing 35.7 percent of the work force in 1960 and 50.5 percent in 1970. Wholesale and related trade comprised the second greatest share of participation in 1960 and 1970, with 18.1 percent in 1960 and 18.2 percent in 1970.

Most significantly, several major economic sectors showed substantial decreases in 1970, compared to 1960. The largest decreases occurred in the construction industry, public administration, wholesale and retail trade, and agricultural forestry and fisheries. A portion, but certainly not all, of the decrease may be attributed to decline in population.

ECONOMIC CONDITIONS: 1975 - 1979

Hot Springs' local economy has witnessed several changes through the course of the decade. Most of the economic data is derived from Census Bureau information which is collected once every ten years at the beginning of the decade. Thus, 1970 is the most recent source for abundant economic data. However, other indicators exist which provide a reasonably accurate picture of what has transpired in the economy.

Gross Sales

Gross sales have moderately increased in Hot Springs from 1975 - 1979 (see Table 7). Statistics reveal that total gross sales in the City were $17,130,000 in 1975 and $28,077,000 in 1979. This constitutes a $10,947,000 increase (39 percent). However, when gross sales are adjusted for inflation using the consumer price index, the real growth is not as significant. When computing the growth of sales from 1975 ($10,626,551) to those of 1979 ($12,914.903), using adjusted figures, the real growth is tempered. Between 1975 - 1979, gross sales showed a $2,288,352 increase (17 percent) or a 3.5 percent annual growth rate.

TABLE 6

EMPLOYMENT AND PERCENTAGE CHANGE
BY MAJOR ECONOMIC SECTORS
HOT SPRINGS, SOUTH DAKOTA

INDUSTRY	TOTAL EMPLOYMENT 1960	PERCENT EMPLOYED	TOTAL EMPLOYMENT 1970	PERCENT EMPLOYED	PERCENTAGE CHANGE 1960-1970
Agriculture, Forestry and Fisheries	47	2.7	27	1.8	-42.6
Mining	4	.2	N.A.	N.A.	N.A.
Construction	103	6.2	25	1.7	-75.7
Manufacturing	59	3.6	60	4.1	+ 1.7
Transportation and Public Utilities	98	5.9	72	4.9	-26.5
Wholesale and Retail Trade	304	18.1	271	18.6	-10.9
Finance, Insurance and Real Estate	42	2.5	37	2.6	-11.9
Business and Repair Services	19	1.1	N.A.	N.A.	N.A.
Personal Service Workers	162	9.7	N.A.	N.A.	N.A.
Entertainment and Recreation Services	15	.8	N.A.	N.A.	N.A.
Professional and Related Services	599	35.7	754	51.7	+25.9
Public Administration	188	11.2	110	7.6	-41.5
Industry Not Reported	40	2.3	105	7.1	+162.5
Total	1,680	100.0	1,461	100.0	

N.A. = Not Available

TABLE 7

HOT SPRINGS GROSS SALES

1975 - 1979

YEAR	UNADJUSTED GROSS SALES	PRICE LEVEL INDEX 1967 = 100	REAL OR ADJUSTED GROSS SALES
1975	$17,130,000	161.2	$10,626,551
1976	18,733,000	170.5	10,987,097
1977	22,025,000	181.5	12,134,986
1978	25,477,000	195.4	13,038,383
1979	28,077,000	217.4	12,914,903

SOURCE: South Dakota Business Research Bureau

Sales Tax

State sales tax collection data reveals that Hot Springs' percentage levels from 1974 - 1977 have kept pace with surrounding towns in increased sales tax collections and have surpassed the State percentage increase for those years. See Table 8 for further reference.

Employment

Major employers for the City of Hot Springs are shown in Table 9 (current as of summer, 1980). The Veterans' Administration Hospital had the largest number of employees with 457 persons, followed by the Hot Springs School System with 111, Southern Hills Hospital with 103, and the South Dakota State Soldiers' Home with 97 employees (full-time employees only).

Tables 10 and 11 indicate building permits and dollars generated from both residential and commercial construction between the years 1975 and 1980. As shown in the tables, construction peaked in 1978, fell off substantially in 1979 and again in 1980. The sharp decrease is typical of the national trend over the past few years due to high interest rates. It is anticipated however, that construction will increase over the next few years, once inflation and high interest rates are brought under control.

TABLE 8

STATE SALES TAX COLLECTIONS
1974 - 1977

ENTITY	1974 ESTIMATE AMOUNT	1975 AMOUNT	1975 CHANGE	1976 AMOUNT	1976 CHANGE	1977 ESTIMATE AMOUNT	1977 ESTIMATE CHANGE
Hot Springs:	$ 383,709	$ 420,155	9.5	$ 483,422	15.1	$ 547,000	13.2
Custer:	362,032	437,207	20.8	497,882	13.9	560,000	12.5
Lead:	496,753	532,372	7.2	575,559	8.1	520,000	-9.7
Spearfish:	625,604	695,802	11.1	804,965	15.7	1,000,000	24.2
STATE TOTAL:	$83,555,620	$90,325,337	8.1	$99,987,122	10.7	$111,920,740	11.9

SOURCES: South Dakota Department of Revenue and Shlaes and Company.

TABLE 9

HOT SPRINGS MAJOR EMPLOYERS

NAME	PRODUCT OR SERVICE	FULL-TIME EMPLOYEES	TEMPORARY EMPLOYEES	YEAR ESTABLISHED
VA Medical Center	Medical	457	60	1903
School System	Education	111	0	1897
Southern Hills Hospital	Medical	103	0	1967
State Veterans' Home	Medical	97	9	1889
Fall River Feed Lot	Feed & Seed	30	0	1970

TABLE 10

HOT SPRINGS BUILDING PERMITS
(NEW CONSTRUCTION ONLY)

	1975	1976	1977	1978	1979	1980
Residential:	40	34	40	106	40	11
Commercial:	2	3	2	6	2	2

TABLE 11

TOTAL CONSTRUCTION DOLLARS

YEAR	COMMERCIAL	RESIDENTIAL	TOTAL
1975	$ 355,120	$1,458,410	$1,813,530
1976	Not Available	Not Available	Not Available
1977	292,000	1,397,619	1,689,619
1978	1,271,800	1,064,983	2,336,783
1979	264,000	1,294,445	1,558,445
1980	90,413	894,235	984,648

ECONOMIC OUTLOOK

Despite economic uncertainty (both nationally and locally), the future economic outlook for the City of Hot Springs should be positive. Analysis of the preceding indicators from the past few years shows that Hot Springs, although suffering from some obvious economic problems, offers a good quality of living which should serve to entice business and industry into the community. The following factors represent the keys to the future strength and vitality of the Hot Springs' economy.

1. Energy development in the Edgemont area and the impacts which will have a direct effect on Hot Springs: Hot Springs is ideally located to serve as a regional center for the southwestern portion of South Dakota, northwestern Nebraska, and portions of eastern Wyoming. The community is served by major State and U.S. highways which makes it more lucrative for the City to supply and transport goods and services to the energy development areas.

2. Expansion of the tourism industry: Hot Springs has enormous potential for becoming a major tourist center in the southern Black Hills. Because of its strategic location which allows access to many Black Hills attractions, along with its own local attractions, the potential for increasing the size of the tourism industry is boundless.

3. Water and wastewater systems: Hot Springs must develop a master plan for the expansion of its water and wastewater systems to ensure that residential growth, as well as future commercial and industrial development, can be adequately managed.

4. Effect of industrial development and expansion on the Hot Springs area: It is essential that public officials, as well as business leaders in Hot Springs, work diligently towards attracting industry to the community. Industry is needed to provide a solid economic base for the City and to provide jobs for the unemployed labor force who are seeking employment. Not only should the City strive to attract industry, a concentrated effort must be made to expand all sectors of the economy so that a sufficient number of jobs will be available to the residents of the area.

5. Veterans Administration Medical Center and the State Veterans Home: These entities should continue to play a major role in the economic vitality of Hot Springs. Both institutions will continue to grow in size and importance.

The preceding analysis has shown the current strengths of the Hot Springs' economy and its capability for future growth. Continued economic growth is a must for the City if it is to prosper in the future. The type and degree of further economic growth is a concern that must be closely monitored by local civic and business leaders. These groups should encourage economic growth at a rate which is acceptable to local residents and the outlying adjacent areas.

LAND USE ANALYSIS

EXISTING LAND USE

The existing land use in Hot Springs provides a base for projecting future land use needs. (See Table 12 for current land use.)

The City of Hot Springs currently occupies 1,367 acres of land, excluding street and highway acreage. Map 1 outlines the existing land use within the City as inventoried in the winter of 1981.

Public and semi-public land consumes the greatest amount of land, occupying some 556 acres or 40.8 percent of the total land area. The land use category includes school property and federal, state, and local government property.

Vacant, range, and open land consume the second greatest amount of land, comprising some 364 acres (26.6 percent) of the available land. Of this acreage, it is believed that approximately 160 acres are suitable for some type of development.

The third largest user of land in Hot Springs is housing, with 297 acres (21.8 percent) of land utilized for single family, multi-family and mobile home residential development.

The balance of the major land uses in Hot Springs comprises approximately 150 acres of land; commercial (60 acres), parks and recreation (37 acres), industrial (37 acres), medical (3 acres), and church and church residents (13 acres). It should be remembered that street and highway land use is not included in these totals.

PROJECTED LAND USE NEEDS: 1981 - 2000

Undoubtedly, the City of Hot Springs will require additional tracts of land for industrial, residential, commercial, public facility, and transportation system development. Although it is difficult to accurately predict the exact amount of land needed for each land use category, it is essential that a projection be made to approximate the amount and type of land the community will require in future years.

MAP 1

EXISTING LAND USE

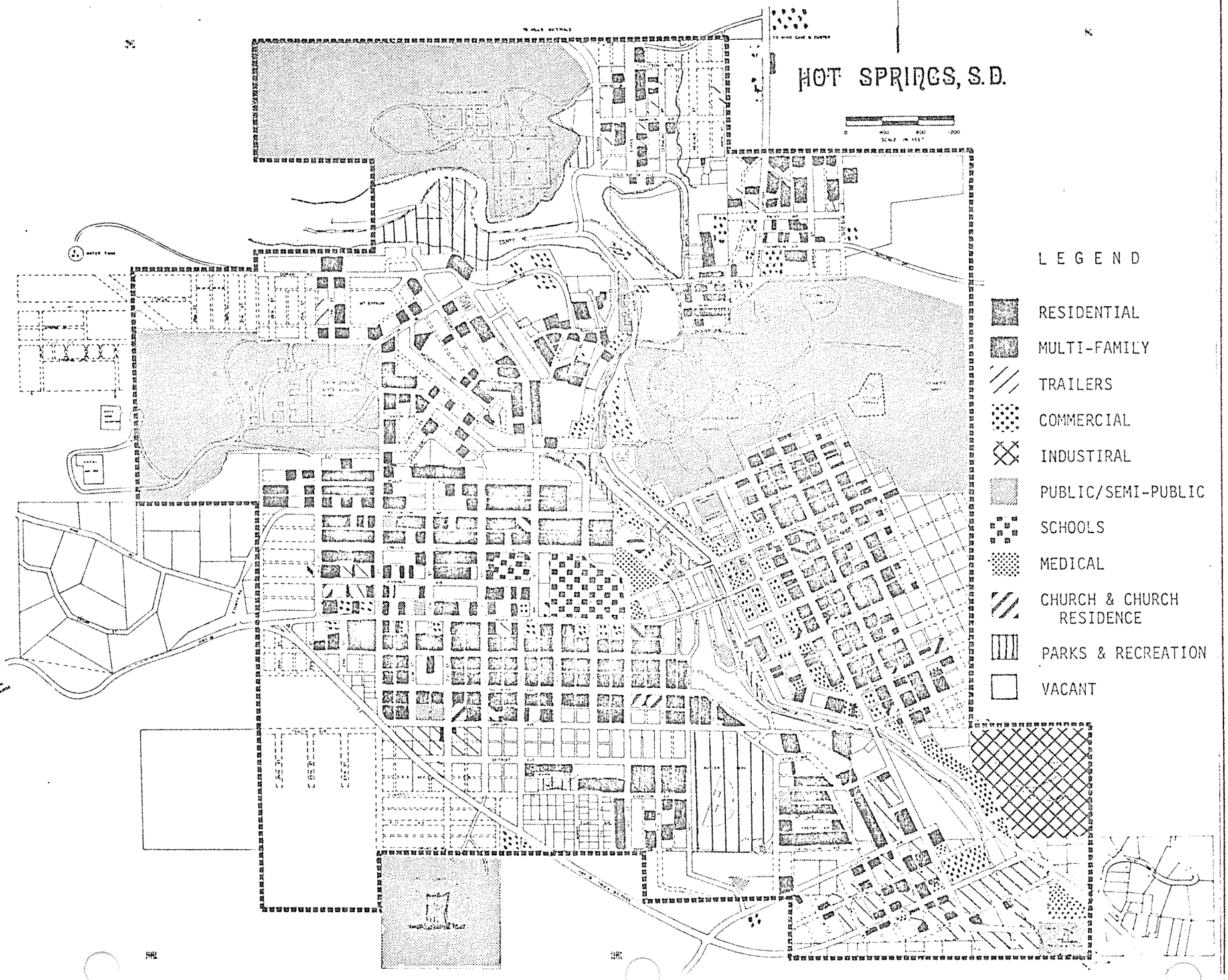


TABLE 12

CURRENT LAND USE

HOT SPRINGS

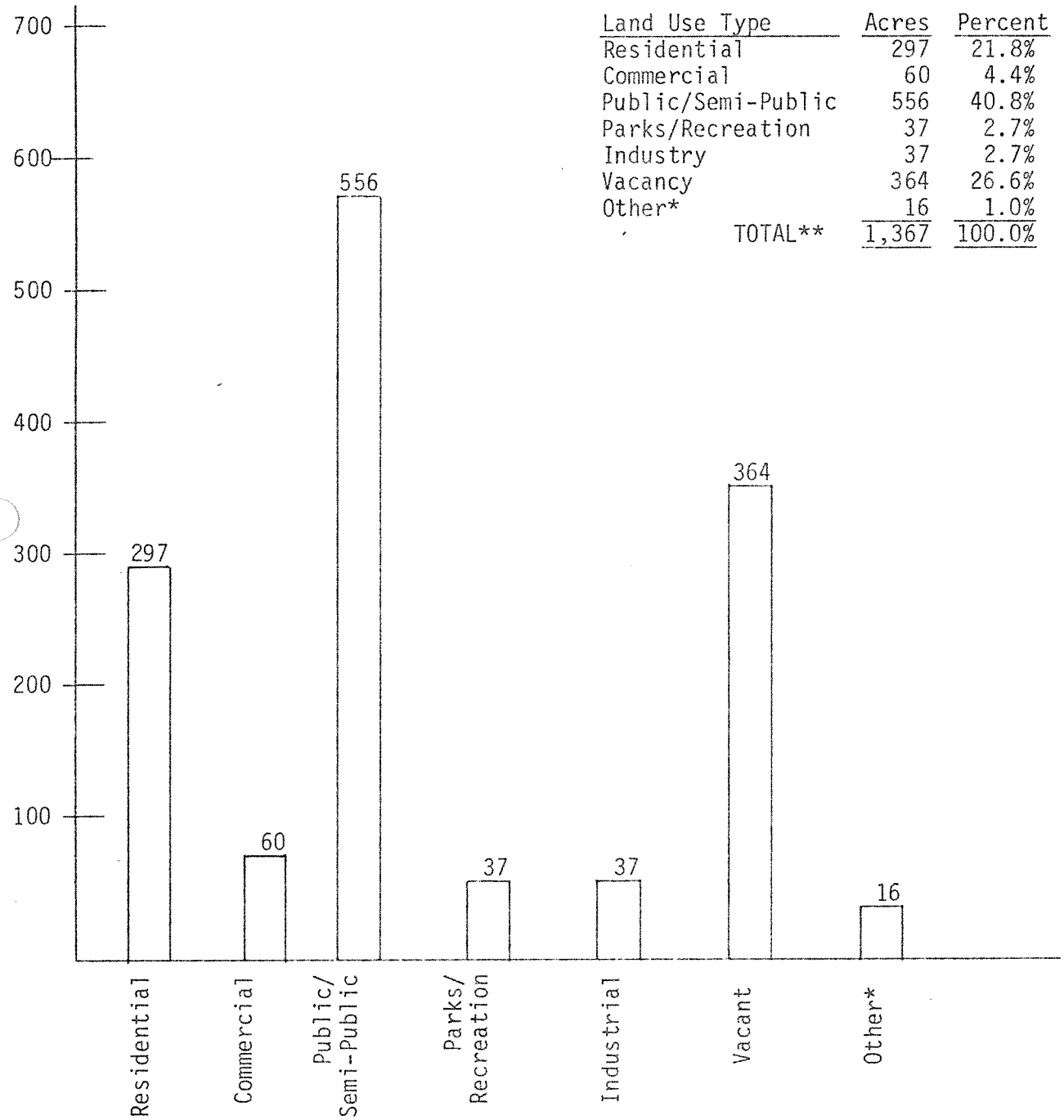
	ACRES	PERCENT	ACRES PER 100 POPULATION INCREASE
Residential:			
Single Family:	184	13.5	3.8
Multi Family:	11	.8	.2
Resident Trailer:	102	7.5	2.1
TOTAL RESIDENTIAL:	297	21.8	6.1
TOTAL COMMERCIAL:	60	4.4	1.2
Public & Semi Public:			
City of Hot Springs:	415	30.4	8.5
Fall River County:	1	.1	---
State of South Dakota:	55	4.0	1.1
Federal:	85	6.3	1.7
TOTAL SEMI PUBLIC & PUBLIC	556	40.8	11.3
Parks & Recreation:	37	2.7	.7
Medical:[1]	3	.2	.06
Church & Church Residence:	13	.8	.2
Industrial:	37	2.7	.7
Vacant:	364	26.6	7.4
TOTAL:	1,367[2]	100.0	

[1]Does not include facilities at Veterans' Medical Center.

[2]Does not include street and highway acreage.

HOT SPRINGS

EXISTING LAND USE
1980



Land Use Type	Acres	Percent
Residential	297	21.8%
Commercial	60	4.4%
Public/Semi-Public	556	40.8%
Parks/Recreation	37	2.7%
Industry	37	2.7%
Vacancy	364	26.6%
Other*	16	1.0%
TOTAL**	1,367	100.0%

* Church and Medical **Does Not Include Streets and Highways

FIGURE 3

Tables 13 and 14 indicate the projected land use requirements for the years 1985, 1990, 1995, and 2000. These particular projections are based upon the size of the anticipated population increase in Hot Springs and the amount of land required to sustain the population increase.

Due to impending energy development, it is necessary to provide two scenarios on projected land use needs in Hot Springs. Scenario #1 indicates normal growth (based on past trends), using revised Census data. Scenario #2 indicates expected growth rates due to impending energy development, using base population figures from revised 1980 Census information.

As shown in Table 13, the City of Hot Springs will require an additional 78.4 acres by the year 2000. Table 14 (scenario #2) indicates that the City will require an additional 188.9 acres of land by the year 2000.

The tables also indicate by major land use categories (i.e., residential, commercial, industrial, etc.), the extent of land needed for future use through the year 2000.

As previously indicated, the preceding land use calculations are formulated upon current population projections. It must be kept in mind that these land use projections are based upon future growth only within the confines of Hot Springs proper. In recent years, residential growth has accelerated in areas contiguous to the City corporate limits and in surrounding adjacent areas. If this development continues unabated, the increasing population in this fringe area will significantly expand the demand for residential development. This being the case, it is paramount that land use needs projections be updated periodically in order to reflect significant demographic changes which may impact the City proper.

NOTE:

Land use projections do not include those for public/semi-public and parks and recreation. It is not expected that these uses will require any additional land through the year 2000. Currently, much of the land already set aside for these uses is undeveloped which allows for significant development past the year 2000.

TABLE 13

PROJECTED LAND USE REQUIREMENTS

NORMAL GROWTH

	1985[1] ACRES	1990[2] ACRES	1995[3] ACRES	2000[4] ACRES	TOTAL ALL
Residential:	14.4	14.4	14.4	14.4	57.6
Commercial:	2.8	2.8	2.8	2.8	11.2
Medical:	.2	.2	.2	.2	.8
Church & Church Residence:	.5	.5	.5	.5	2.0
Industrial:	1.7	1.7	1.7	1.7	6.8
TOTAL:	19.6	19.6	19.6	19.6	78.4

NOTE: Population figures used in projections:

[1]1985: 5,137

[2]1990: 5,372

[3]1995: 5,608

[4]2000: 5,844

TABLE 14

PROJECTED LAND USE REQUIREMENTS

ENERGY DEVELOPMENT

	1985[1] ACRES	1990[2] ACRES	1995* ACRES	2000[3] ACRES	TOTAL ALL
Residential:	70.2	55.0	N/A	14.4	139.6
Commercial:	13.8	10.8	N/A	2.8	27.4
Medical:	.7	.5	N/A	.1	1.3
Church & Church Residence:	2.3	1.8	N/A	.5	4.6
Industrial:	8.1	6.3	N/A	1.6	16.0
TOTAL:	95.1	74.4	N/A	19.4	188.9

NOTE. Population figures used in projections:

[1]1985: 6,053

[2]1990: 6,955

[3]2000: 7,036

*No additional land required due to population decrease.

GENERAL LAND USE PLAN

LAND WITHIN CORPORATE LIMITS

Several projected general areas for residential, commercial, and industrial land use development within the corporate limits of the City have been determined by the City of Hot Springs. Map 2 outlines the location of the proposed future use.

NOTE: Future land use closely parallels the pattern of existing land use in the community.

RESIDENTIAL LAND USE

Projections indicate that residential development will require the major portion of land in the City of Hot Springs. Areas most likely to witness development within the existing City limits include:

1) the southwest portion of the City: west of 23rd Street and south of Canton Avenue to the southern City limits boundary;

2) the northeastern portion of the community: east of Scofield Street and north of Battle Mountain Avenue;

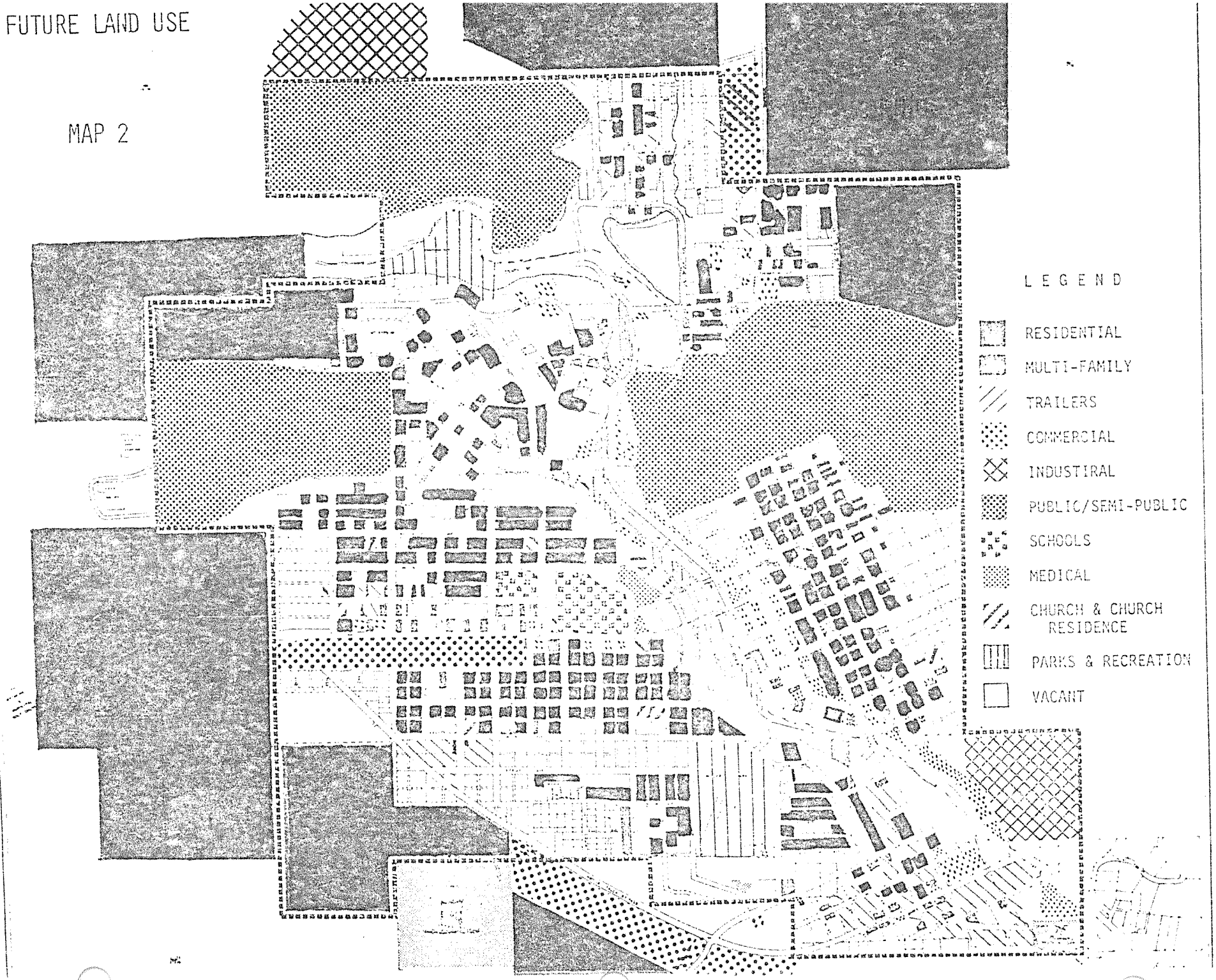
3) a portion of land in the northwest section of the City (although it is somewhat mountainous terrain): west of 24th Street and north of Hampton Road.

COMMERCIAL LAND USE

It is anticipated that only one major area will be needed for future commercial development within the City. (See Map 2) The area in question is a portion of the downtown central business district extending west from 18th Street to the western City limits and one-half block south to one-half block north of University Avenue. It should be mentioned that the remaining commercial land use needs will probably occur outside the City just south of the Highway 18 By-Pass.

FUTURE LAND USE

MAP 2



INDUSTRIAL

The City of Hot Springs projects that industrial development will remain fairly well confined to the existing industrial park area. The park consists of 35 acres of land, with one industry currently located in the park. It is believed that this tract of land is sufficient for industrial growth at the current rate, through the year 2000. If the City should require additional industrial land, there is a possibility of utilizing land just south of the Highway 18 By-Pass.

CONCLUSION

For several reasons, both economic and social, it is important to develop as much land as possible within the existing City limits. Estimates based on an analysis by the City engineer indicate that of the 364 acres of land currently vacant within the community, over 160 of these acres are suitable for various types of development (ie: residential, commercial, and industrial). It is essential that the City take steps to have this land developed before expansion is encouraged outside the existing corporate limits.

LAND OUTSIDE THE CITY

Hot Springs City officials believe it is essential that projections be made concerning general locations for future residential, commercial, industrial, parks and recreation, and other major land use development outside the existing City limits.

Although the City currently has no legal jurisdiction over land development (zoning) outside the corporate limits of the City, planning commission members believe it is imperative that optimal areas for development be designated, particularly those areas that eventually may be annexed into the City, or will impact the City. Proposed locations of the various future land uses are shown on Map 3 and described in the proceeding paragraphs.

Residential Development

Because of topography and terrain restrictions, it is necessary to plan for two distinct types of residential development in areas adjacent to Hot Springs. The two types include:

1. Suburban Residential (SR): Suburban residential is generally depicted as a more traditional type of residential development. In general, land reserved for suburban residential development is characterized by the following:

   a. relatively level topography which does not create serious limitations to urban development;

   b. land which is suitable for central water and sewer services in relationship to the cost of providing such services;

   c. land which is suitable for medium density residential development (i.e., 3 lots per acre); and

   d. areas which are currently being developed for medium density residential use.

2. Mountain Residential (MR): Mountain residential land use projected for the Hot Springs area is characterized by low density residential development in areas of mountainous topography. Mountain residential areas are generally described as having:

   a. mountainous topography with steep forested slopes;

   b. large lots creating low density development (5 acres per lot);

   c. limitations for use of septic tanks; and

   d. natural and scenic homesites.

   Mountain residential areas should have average minimum lot sizes of 3-8 acres. Since there are severe limitations for septic tanks in these areas, large lots are required to reduce health hazards associated with septic tanks in densely

populated residential areas. Because of the topography, central water and sewer services are often too expensive to be feasible alternatives to individual systems.

PROPOSED FUTURE RESIDENTIAL DEVELOPMENT

Hot Springs officials project that residential development will occur for the most part in four specific areas:

1) South and East of City along U.S. 385;
2) North of City along U.S. 385;
3) West of City along U.S. 18; and
4) South of City along Cascade Road.

Of these areas, the developments north and to the southeast of the City parallel most closely suburban residential development because of the relatively flat terrain and stable soil types. The developments to the west and south along Cascade Road should be considered mountainous residential, considering acres currently platted and under development and acres expected to be platted. In these particular developments or other mountainous type residential developments, the following factors should be strongly considered:

1) large lots (3-8 acres) should be required in order to insure low density development;

2) development should occur with environmentally sensitive areas identified and preserved;

3) development of septic tank systems should be closely monitored in order to prevent hazards associated with steep slopes in the area; and

4) areas of particular scenic or natural resource value should be protected from development.

PROPOSED LOCATIONS OF COMMERCIAL/INDUSTRIAL DEVELOPMENT

Map 3 graphically shows recommended locations for commerical and industrial use. It is recommended that commercial development be allowed (or encouraged) in two distinct locations:

1) highway service type development along the By-Pass; and

2) north of existing City limits, west of Highway 385.

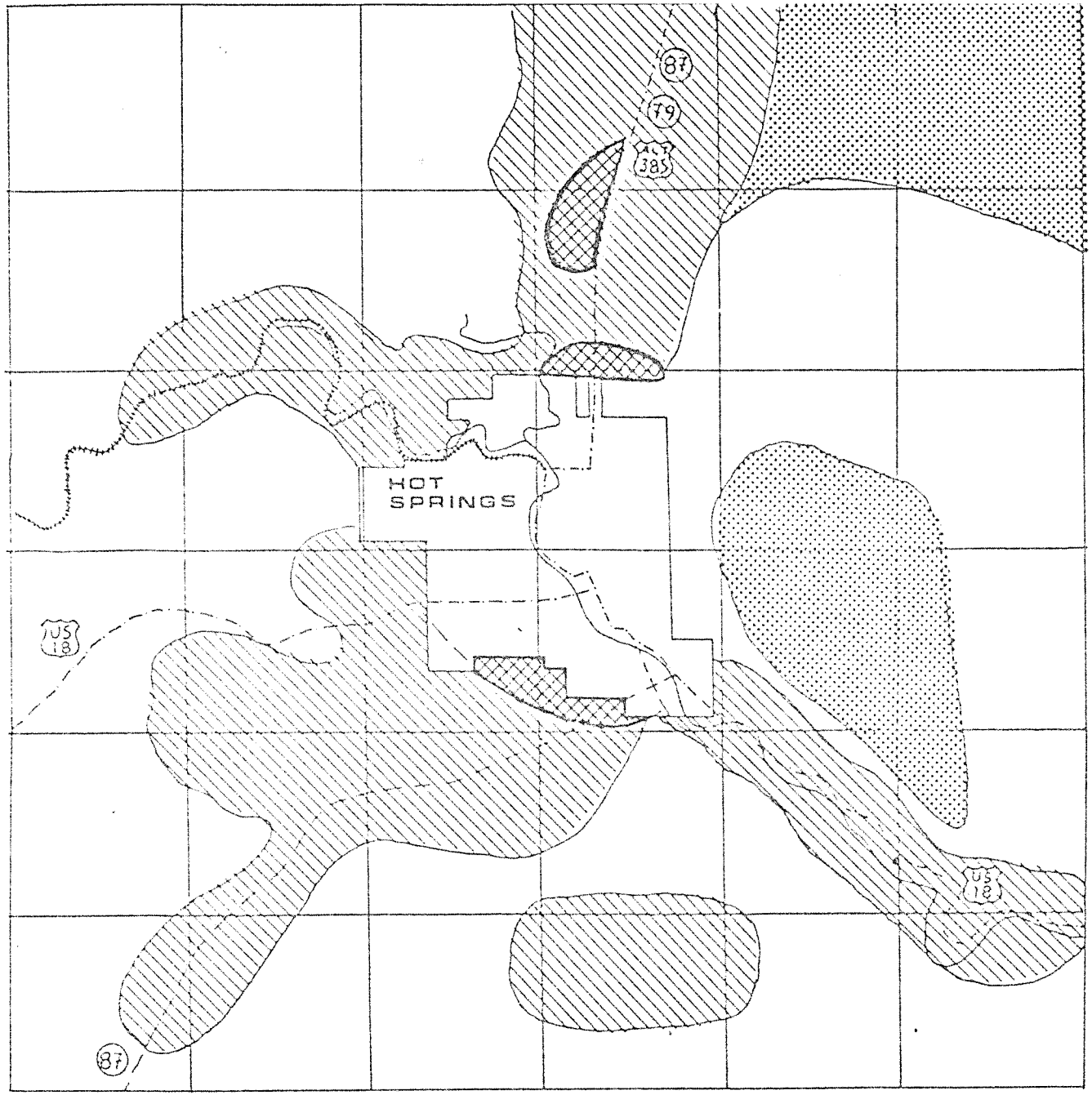
Commercial development has already occurred in these two areas and is likely to witness continued growth. City officials believe it is critical that commercial growth be limited to these areas and not be allowed to occur in less conducive locations.

It is recommended that future industrial development be located to the east and south of the existing industrial park until terrain becomes a limitation. As stated previously, it is not expected that industrial growth will require any additional acreage than what is already available in the industrial park.

All the above mentioned sites are ideally suited to certain commercial and industrial use because of their proximity to highway systems and the availability of required utilities such as water and sewer.

In summary, the City of Hot Springs has indicated that any significant urban development should be limited to those areas outlined in Map 3. Even though these areas are singled out as being the most feasible for development, it must be kept in mind that there are, in many instances, areas within these general tracts of land which are not ideal for development because of soil unsuitability, topography, etc.

The Planning Commission is also reasonably sure that the amount of land reserved for the various types of development is adequate to handle projected future growth under normal growth conditions and energy development related growth.



FUTURE LAND USE

HOT SPRINGS

3-MILE AREA

LEGEND

- RESIDENTIAL
- COMMERCIAL
- OPEN GRAZING
- FOREST LAND

MAP 3

ALBANENE © 19 5455
ARCHITECTS' STANDARD FORM
MADE IN U.S.A.

TRANSPORTATION PLAN

INTRODUCTION

Transportation and transportation related issues are a continuing concern to the City of Hot Springs. These issues require a long-range planning program in order to effectively deal with Hot Springs' present and future transportation requirements.

The purpose of this plan is to provide a basis for designing the future street system within the boundaries of Hot Springs and adjacent areas. The City recognizes that many of the projected street improvements are subject to availability of funds; however, the City has recommended that these streets be extended or improved in order to serve the development of the Hot Springs' area. This plan will consist of the following major parts:

1. an analysis of the existing street system in Hot Springs;
2. a look at future transportation requirements;
3. a map which indicates functional classification of existing streets and also shows future extensions of major streets; and
4. examination of existing or potential roads into the three mile area surrounding Hot Springs.

EXISTING STREET SYSTEM

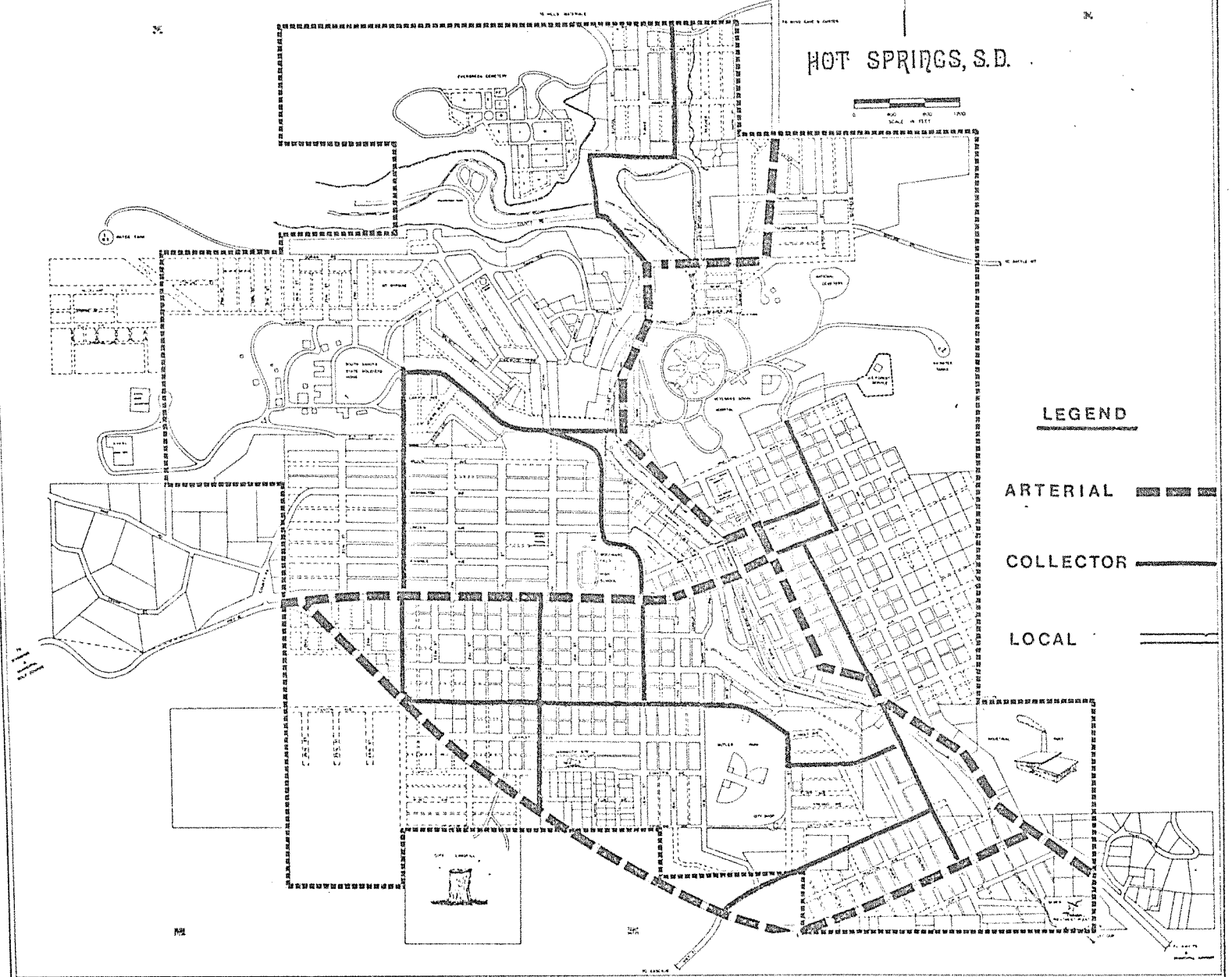
In 1979, Hot Springs had a total of 41.45 miles of public streets and highways, excluding dirt trails and alleys. Of this total, 35.31 miles were City owned, 21.70 miles were paved with some type of hard surfacing, and 13.61 miles were surfaced with gravel. The balance of the street system, or 6.14 miles, were State or U.S. Highways and all were hard surfaced either with concrete or asphalt. (See Map 4.)

Two different methods were incorporated to analyze the current street system within Hot Springs. The first method was to analyze traffic flow patterns and identify areas within Hot Springs which

MAP 4

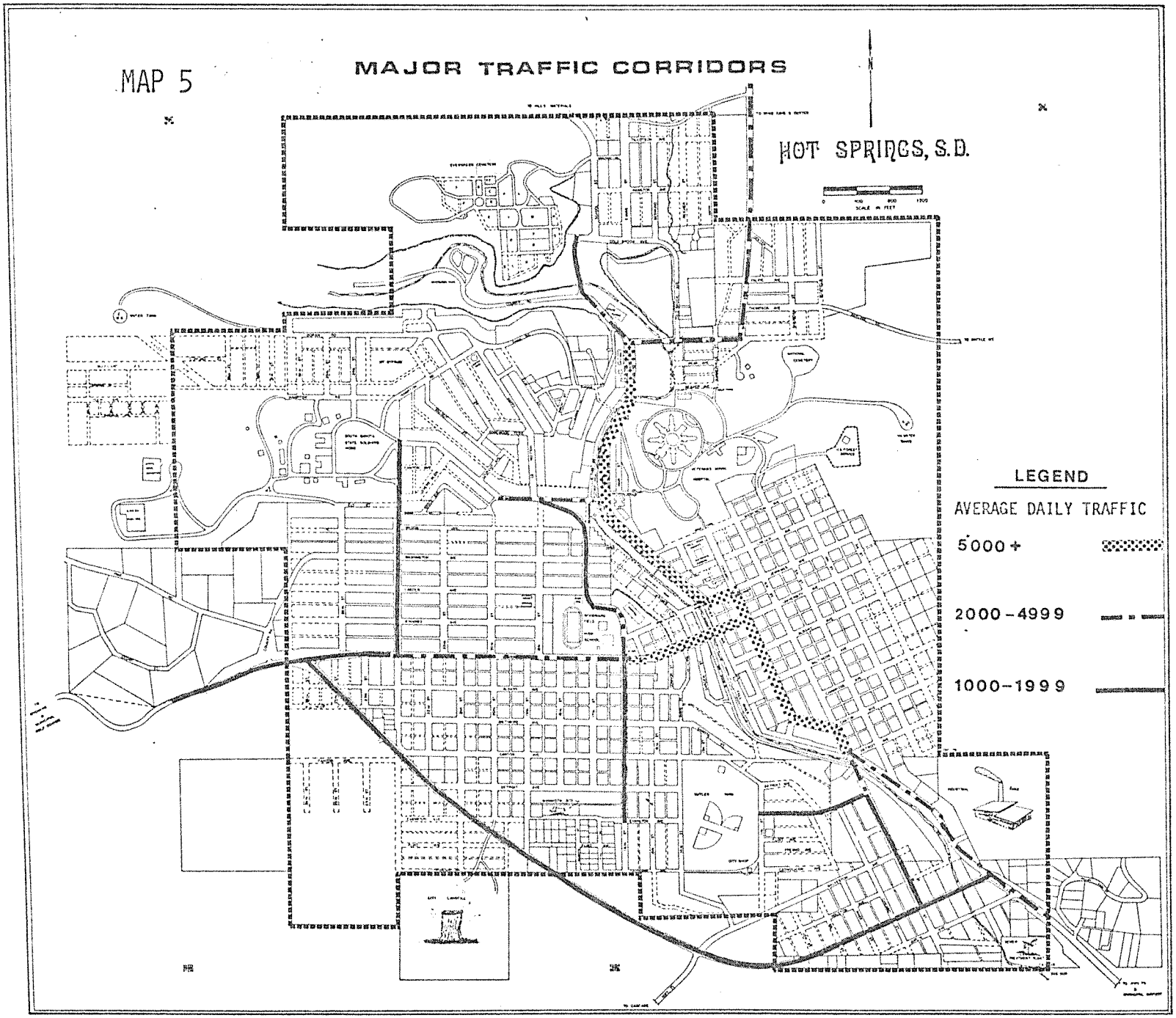
FUNCTIONAL CLASSIFICATION MAP

HOT SPRINGS, S.D.



MAP 5

MAJOR TRAFFIC CORRIDORS



produce large amounts of traffic. The second method used was to examine traffic accident data to determine where high accident intersections are located within the City.

TRAFFIC FLOW PATTERNS

A traffic count study was conducted in Hot Springs in 1977 by the South Dakota Department of Transportation, Office of System Analysis. Results from the study reveal that University Avenue and the Highway 18 truck by-pass are the two main-east-west traffic corridors, and that River Street (U.S. 385) is the major north-south traffic corridor within the City. Chicago Street, which likewise travels north-south, (however, it is only nine blocks in length) carries a substantial number of vehicles from the Detroit Street intersection north to Jennings Avenue, where most vehicles then take a westerly course to River Street. River Street handles the greatest volume of traffic, followed by University Avenue.

Streets within the Central Business District also carry a fairly large amount of traffic. It is apparent that most of this traffic may be attributed to the downtown business area.

Results of the study indicate that a great majority of the north-south traffic is handled by one major arterial (River Street) and the east-west traffic is handled by the by-pass route and University Avenue. This shows that Hot Springs is extremely limited in its capability to effectively handle traffic from one end of the community to the other, whether it be north-south or east-west. Further, Map 5 shows that River Street is the only arterial that transverses the entire community from north to south. Likewise, University Avenue is the only arterial to provide through access from the west to the east end of the community.

MAJOR TRAFFIC GENERATORS

Traffic flow patterns are directly related to the locations of traffic generators. Major traffic generators may include such areas as schools, park and recreation facilities, commercial and industrial concerns which, due to their large public appeal, attract large volumes

of traffic. The most prominent and clearly identified traffic generators within Hot Springs include:

1. Downtown Business Area
2. Veterans' Administration Hospital
3. Brookside Apartments
4. Evans Plunge
5. South Dakota State Soldiers' Home
6. Case Auditorium
7. Evans Apartments
8. Hot Springs High School

Because of the large traffic these areas generate, it is imperative that they be serviced with adequate streets to successfully move traffic. Anticipation of future demands should be taken into account to assure that adequate lane capabilities will exist.

HIGH ACCIDENT AREAS

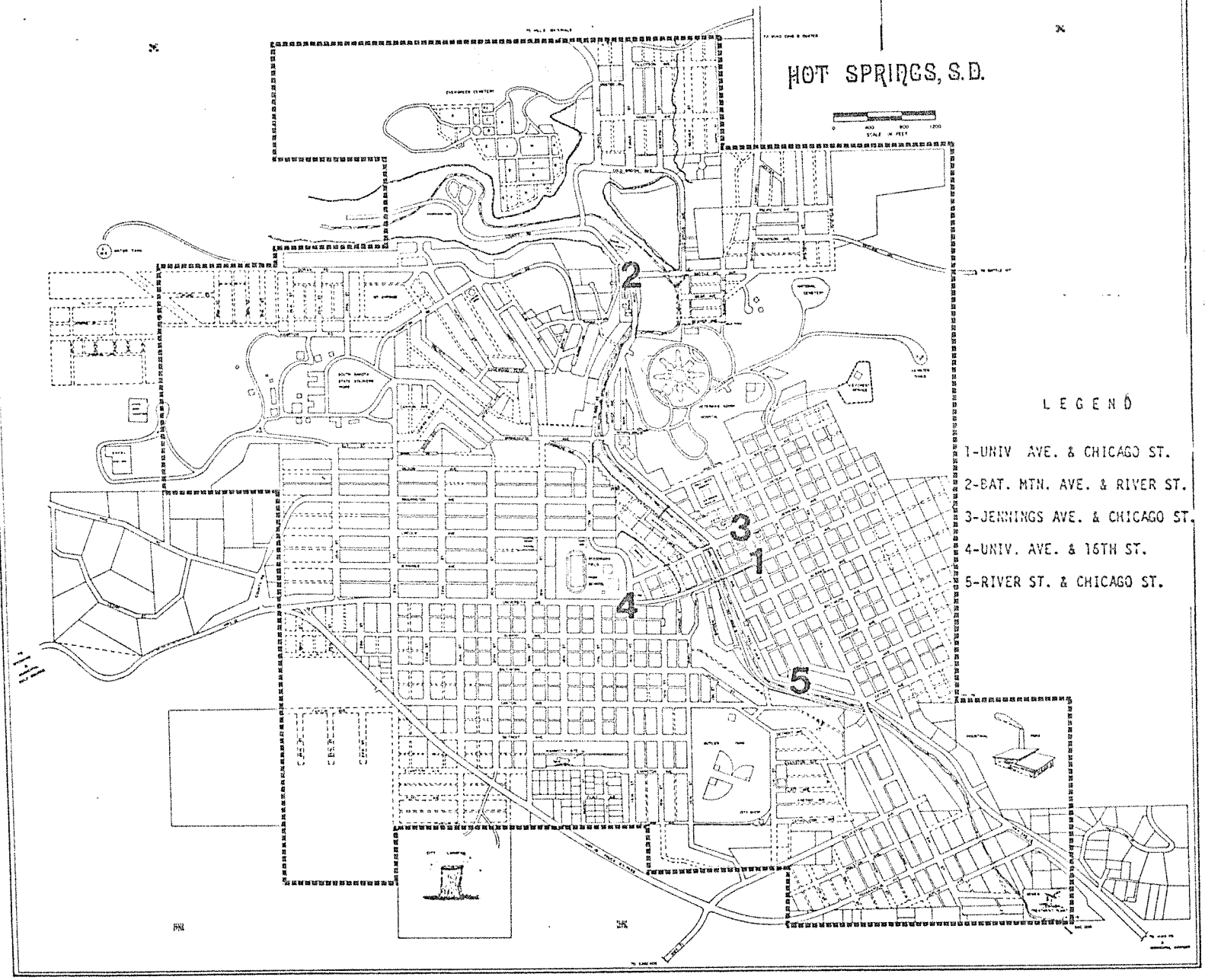
According to accident records obtained from the South Dakota Department of Public Safety, Hot Springs had a total of 75 reported traffic accidents in 1980. Of this total, six (6) were injury accidents, with seven (7) people injured; and 69 were property accidents. Estimated damage due to these accidents was $81,900.

Map 6 shows the specific location where traffic accidents occurred on more than two occasions during the reporting period. As expected, the majority of the accidents occurred on the major arterial streets. The high accident intersections were as follows:

1. University Avenue and Chicago Street
2. Battle Mountain Avenue and River Street
3. Jennings Avenue and Chicago Street
4. University Avenue and Sixteenth Street
5. River Street and Chicago Street

MAP 6

HIGH ACCIDENT AREAS



It must be realized that data from one year certainly does not necessarily establish or reflect a definite trend; however, the data does indicate that at least in 1980 accidents occurred more frequently at these intersections and therefore should be closely monitored by the City.

FUTURE POTENTIAL TRAFFIC GENERATORS

Due to the substantial increase in population which is expected in Hot Springs, increasing traffic volumes will undoubtedly place a substantial burden upon the existing street system in Hot Springs.

It is imperative that the street system be maintained, improved and expanded in an effort to meet future traffic demands. System improvements and expansion must be compatible with existing and future land uses and should be designed to service current and future major traffic generating areas.

Although it is difficult to predict future traffic generating areas with great accuracy, thorough analysis of areas presently under development and areas projected for development can provide valuable insight into possible areas where vehicular traffic will be heavy. Areas projected include:

(1) North along U.S. 385 (the commercial strip north of the City);

(2) Industrial Park area;

(3) Highway 18 By-Pass (commercial strip development); and

(4) Southwest portion of City (toward the golf course).

It is important that the Street Plan be updated periodically so that future development which could alter traffic volumes can be monitored.

FUNCTIONAL CLASSIFICATION OF EXISTING STREETS

Functional classification is the means by which City streets and State or federal highways are categorized into systems according to the

type of their service. It is essential that vehicular traffic be channeled within the transportation network in an efficient and effective manner. Functional classification helps to provide this channelization by defining the role each street assumes in moving traffic throughout Hot Springs.

The street system of Hot Springs is grouped into three distinct classifications. (See Map 4, Functional Classification Map of Hot Springs.) These classifications are defined as follows:

Arterial: A road intended to move through traffic to and from such major attractors as central business districts, regional shopping centers, colleges and/or universities, military installations, major industrial areas, recreational areas, and similar traffic generators within the governmental unit.

Collector Street: A road intended to move traffic from local roads to minor arterials. A collector road serves a neighborhood or large subdivision and should be designed so that no residential properties face onto it.

Local Street: A road intended to provide access to other roads from individual properties and to provide right-of-way beneath it for sewer, water, and storm drainage pipes.

EXTENSIONS OF MAJOR STREETS: HOT SPRINGS AND SURROUNDING AREA

Increasing traffic volumes, coupled with expanding residential, commercial, and industrial development will require the expansion of Hot Springs' street system. Extensions and improvements of major streets within Hot Springs and within the surrounding 3-mile area will closely follow projected land use requirements. Maps 7 and 8 indicate probable extensions of major streets (major arterial and collector streets) within Hot Springs and surrounding area, respectively. Each street is identified by a number on the map. It must be noted, however, that

that these are proposed extensions and that additional street extensions may be needed as traffic flows and traffic generators change and various types of development warrant. A brief discussion of each proposed extension follows.

WITHIN CITY

Basically, the extensions of streets within the City limits will occur in four distinct locations:

* In the northwestern portion of the community, it is anticipated that both Doran Road and Hampton Road will be extended to at least the western City limits, and possibly further westward as residential growth develops in and outside the City. (See Streets 1 and 2 on Map 7.)

* It is anticipated that both Lincoln and Jennings Avenue will be extended to the western City limits to tie into the County road which provides access to residential growth occurring to the west of the City limits. (See Streets 3 and 4 on Map 7.)

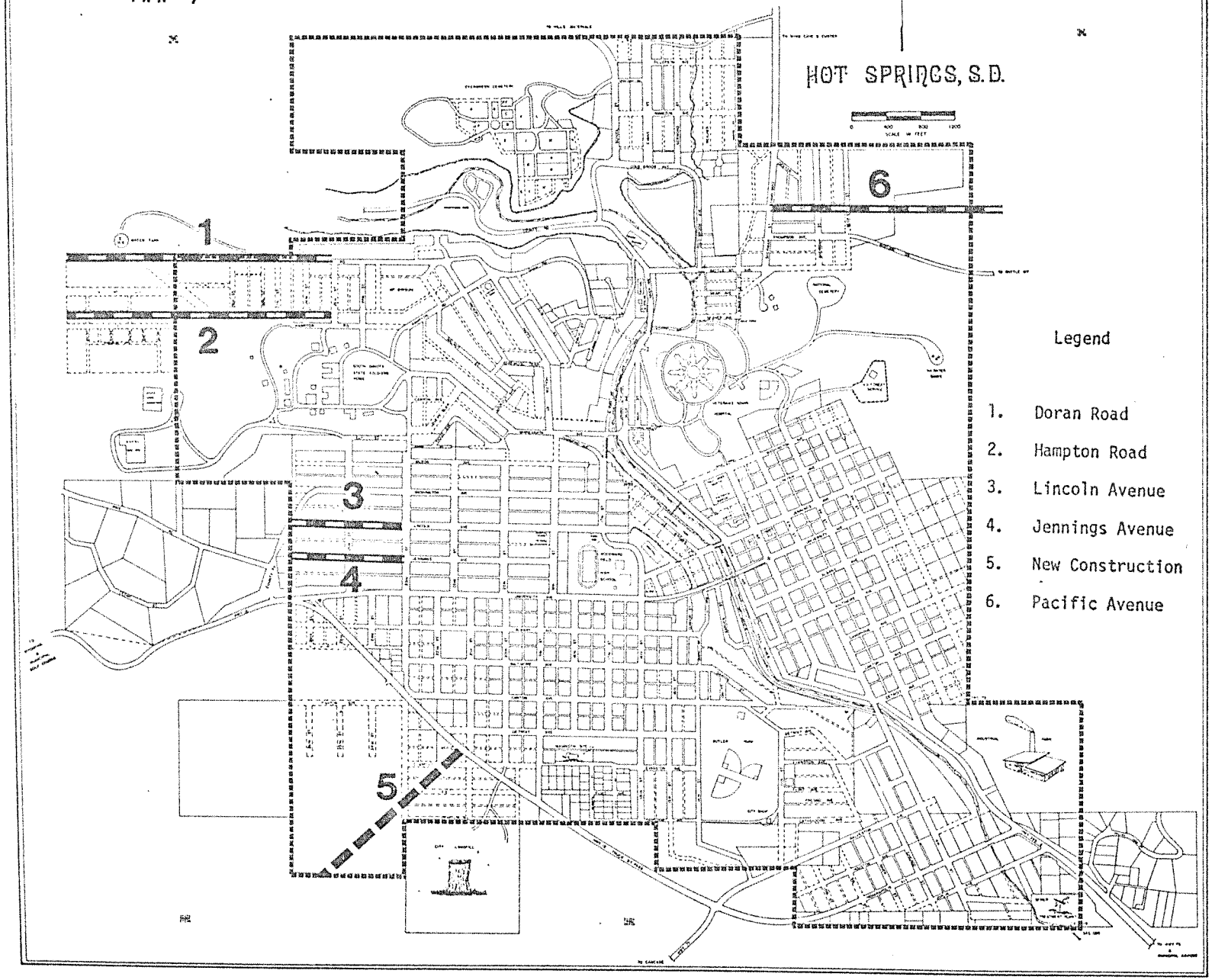
* In the southwestern portion of the community, it is projected that a new street will have to be constructed to provide direct access to residential growth which is expected to take place. Although no exact alignment is currently established, it is likely that the street will intersect with the Highway 18 By-Pass near Evanston Avenue and continue southward at a 45 degree angle to the extreme southwestern sector of the City. (See Street 5 on Map 7.)

* The final extension projected to occur in the northeastern portion of the City is to extend Pacific Avenue to the eastern City limits. This will provide through access to anticipated development in this area. (See Street 6 on Map 7.)

NOTE: City officials have established specific policies regarding extensions, improvements, or additions to the street system. (See Appendix A.)

MAP 7

FUTURE STREET EXTENSIONS



THREE MILE AREA

As noted in the Land Use section of this plan, growth (primarily residential) is expected to occur in four (4) distinct locations surrounding Hot Springs. The growth, quite naturally, is projected to transpire where topography, terrain, and road access permit. Currently, each projected growth area is served by State or federal highways, and in one case a county road. These roads provide access from the City to the general growth areas. Obviously, as traffic increases and the use of these roads becomes greater, subsequent improvements will have to be made, which will be a concern of the Fall River County Board and the South Dakota Board of Transportation.

The major concern of Hot Springs' officials is the collector roads and local streets that will be required as a result of development. The current policy of the County is to take no new roads on its system. Furthermore, the County has no established set of standards, meaning that a developer could virtually construct any type of road desired. The City wishes to guard against this situation and insure that streets be constructed that are compatible with and structurally up to City standards, in the event of future annexation. It is with this in mind that City officials have developed standards for roads that must be adhered to in any type of development. Map 8 indicates the areas where growth is anticipated and where proposed major streets may be located. The City is firm on its stand that these new roads meet established standards. These standards are listed in Appendix A of this document.

STREET SYSTEM PRIORITIES

The following projects have been determined to be of the highest priority during the next five years.

State and Arterial Streets

1. 1981: replace bridges on Battle Mountain Avenue.

2. 1982: begin demolition work on old viaduct (State project).

3. 1982: construct new four lane viaduct with sidewalks. Viaduct to begin at River Street and end at 16th Street.

4. 1986: construct new pavement on University Avenue from the top of the new viaduct to western City limits to tie with completed portion of new Highway 18 to Edgemont. University Avenue to be enlarged to four lanes.

Collector Streets

1. 1981: resurface 23rd Street from University to Minnekahta; install curb and gutter along route, as well as public sidewalks.

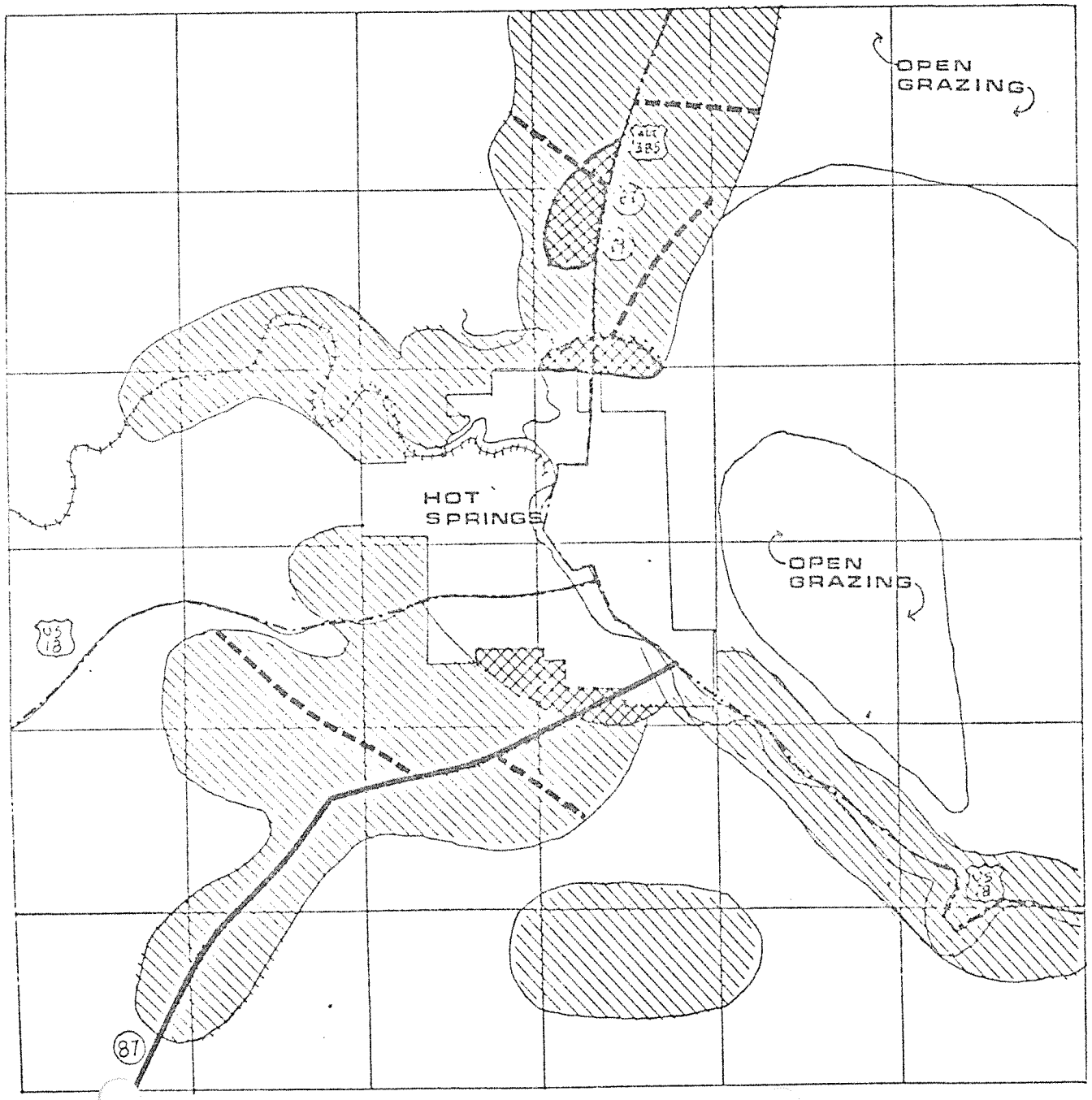
2. 1981: resurface Minnekahta Avenue; replace curb and gutter and sidewalk where required.

3. 1982: resurface Evanston Avenue from 6th to 11th Streets; install curb and gutter and sidewalk along route; resurface South 6th Street from #385 to Highway 18 By-Pass; include curb and gutter and sidewalks along route.

4. 1983: resurface 16th Street from Canton to Minnekahta; repair and install sidewalk as required.

5. 1984: resurface Jennings Avenue from Chicago to 5th and resurface 6th Street from Jennings Avenue to Highway 385.

6. 1985: install curb and gutter and sidewalks along University Avenue from the viaduct to the western City limits to allow for expansion and resurfacing by State into four lane highway.



TRANSPORTATION PLAN HOT SPRINGS 3-MILE AREA

LEGEND

- RESIDENTIAL
- COMMERCIAL
- FOREST LAND
- GENERAL LOCATION OF PROPOSED MAJOR & MINOR STREETS
- STATE HWY.
- U S HWY.

MAP 8

RECREATION PLAN

INTRODUCTION

People are becoming more aware that recreation is essential for mental and physical well-being. The importance of fresh air, physical exercise, and psychological release provide an impetus and basis for local government to be actively involved in the provision of recreational facilities. Recreation serves to help fulfill human needs and is certainly a key to a community's attraction of residents, as well as potential future residents.

The City of Hot Springs is aware of recreational needs and has made concerted efforts to provide adequate facilities for the public.

CITY PARKS AND RECREATION BUDGET

Table 15 provides figures on the overall City budget and the parks and recreation budgets for the years 1975 through 1979. As the information indicates, City recreation expenditures have fluctuated significantly over the past years, from a low of $18,200 in 1977 to $68,402 in 1979. The variation can be attributed to the fluctuation in governmental policies and recreation projects.

ACTIVE CIVIC GROUPS

A number of Hot Springs groups have in the past contributed to recreational programs and facilities. The VFW, Elks, and American Legion Clubs have actively participated in the development of recreation facilities within the community for the past five years. In 1977 the Jaycees constructed two dugouts on each of three ball fields in Butler Park. The Organization of Business and Professional Women provided a fountain in Centennial Park. An Historical Restoration Class from Sturgis High School restored a gazebo in Kidney Springs Park. The Lions Club, Boy Scouts and Beta Sigma Phi Sorority have also contributed to various projects. The people of Hot Springs have donated labor and money to construct fences for four ball fields, improved the golf

TABLE 15

ANNUAL CITY BUDGET

YEAR	CITY		PARKS	RECREATION	TOTAL
1975	$1,138,086[1]	$ 385,106[2]	$31,040	$16,751	$47,791
1976	1,319,600	522,289	14,000	16,434	30,434
1977	1,335,891	559,370	18,100	100	18,200
1978	2,425,056[3]	1,661,744	34,700	20,000	54,700
1979	1,760,188	937,588	16,186	7,500	68,402[4]

[1]Total City Budget

[2]Self supporting portion of the budget

[3]Includes major capital investment in the water system

[4]Funds for the new golf course

SOURCE: City of Hot Springs

course and Butler Park. Thus, it is evident that a strong civic concern for recreation exists in the community.

HOT SPRINGS OUTDOOR RECREATION INVENTORY

The City of Hot Springs has 152.5 acres of land reserved for outdoor recreation. Table 16 lists the outdoor recreation facilities available to the community.

Butler Park is the largest park in the community. The existing facilities include restrooms, tennis courts, basketball courts, ball fields and playground equipment. A large portion of the park is undeveloped; however, a number of improvements are planned.

The other parks in Hot Springs are referred to as the River Parks and generally provide picnicking and areas for relaxation. The River Parks include Centennial, Chautauqua, Riverside, and Kidney Springs.

A small park has also been developed in the Cold Brook neighborhood.

The new municipal golf course, a 9 hole, 88 acre, irrigated, grass green course, opened officially in 1979.

COMMUNITY RECREATION MEETING

A public meeting on recreation was held in Hot Springs on March 21, 1979. The meeting was advertised two weeks prior to the date. The Mayor and the City Council attended the meeting.

Citizens were encouraged to present their views concerning outdoor recreation, particularly their perception of recreation deficiencies and future priorities for recreation development in the community. A summary of the comments received at the meeting are included below.

Evaluation of Existing Facilities:

Although most of the recreation facilities have been well maintained in Hot Springs, a number of facilities are in need of repair or replacement. A total of 6 of the 20 picnic tables in the

HOT SPRINGS OUTDOOR RECREATION FACILITIES

PARKS	SIZE	FACILITIES
		Municipal Parks
Butler Park	29 acres	Playground equipment, 4 restrooms, 3 tennis courts, 2 outdoor basketball courts, and 2 unlighted and 1 lighted softball fields
Cold Brook Park	1 acre	Playground equipment, picnic tables, drinkable water
Riverside Park	1.5 acres	Playground equipment, picnic tables
Centennial Park	1.5 acres	Green area with lighted fountain, parking
Chautauqua Park	8 acres	Picnic area with picnic tables, fire boxes
Kidney Springs Park	.5 acres	Green area with restored gazebo
Southern Hills Golf Course	88 acres	9 hole, irrigated grass green course
Veterans Administration Medical Center Park	2 acres	1 baseball diamond
		School System
Hot Springs High School and Middle School	15 acres	lighted football field, cinder track, 2 tennis courts, gymnasium
Hot Springs Elementary School	6 acres	Playground equipment
		Private Facilities
Evans Plunge		Indoor swimming facility with hot spring water
		Hot Springs 15 Mile Area Recreation Facilities
Cold Brook Reservoir		Fishing, camping, hiking, boating
Fall River Archery Club		Archery range
Cottonwood Springs Creek Dam		Picnicking, camping, playground area, hiking
Hot Springs Gun Club		Trap range
Angostura State Recreation Center		Picnicking, camping, fishing, swimming, boating, water skiing
Cascade Springs		Picnicking, fishing, swimming
Larive Lake		Swimming, camping
Wind Cave National Park		Hiking

City Park are in need of repair and three should be replaced. The community needs six additional fireboxes for the picnic areas. All the restrooms in the City Park are in need of major renovation and are currently inoperable. The playground equipment in the parks and at the school need repair. The two tennis courts on school land are in need of resurfacing, fencing, and lights.

The Hot Springs School System has a lighted football field, track, gymnasium, two inadequately lighted tennis courts, and playground equipment.

A major private recreation facility located in Hot Springs is Evans Plunge which is an indoor pool heated with the spring water flowing through the area.

A large number of facilities, located within a 15 mile area, are available to Hot Springs residents. The area has an archery range, gun/trap range, in addition to the many camping, picnicking, and boating/swimming facilities.

Outdoor Recreation Deficiencies:

Outdoor recreation deficiencies in Hot Springs have been identified by three methods, including:

1. comparison of Hot Springs' facilities with minimum community recreation standards;
2. evaluation of the conditions of existing facilities; and
3. local citizen input at the public meeting.

Table 17 compares Hot Springs' outdoor park and recreation facilities with community standards provided by the South Dakota Division of Parks and Recreation. The comparison indicates that Hot Springs has 145 percent of the standard municipal park and playground land for a city of its size. It should be noted that of the 152.5 acres, 88 acres are consumed by the municipal golf course.

The comparison also indicates that the community is short 52 picnic tables, and one ice skating rink.

After performing an evaluation of the existing outdoor recreation areas, it was determined that there are several facilities which are in dire need of improvement. These deficiencies are as follows:

* trash cans
* tennis court improvements at the school
* picnic tables
* playground equipment
* parking facilities
* restrooms
* bleachers
* trees and shrubs
* jogging paths
* park benches
* barbeque pits
* river walkway
* outdoor handball/racquet ball courts
* renovation of City Auditorium
* water improvements
* lighting improvements
* picnic areas

TABLE 17

COMPARISON OF HOT SPRINGS' FACILITIES
TO COMMUNITY RECREATION STANDARDS

FACILITY	STANDARD	HOT SPRINGS	+ OR -
Municipal Park and Playground Land	60 acres	152.5 acres	+92.5 acres
Playgrounds	7.2 acres	5 acres	-2.2 acres
Picnicking	7.2 acres	9 acres	+1.8 acres
Picnic Tables	72 tables	20 tables	-52 tables
Baseball Field	1 field	1 field	adequate
Softball Fields	2 fields	4 fields	+2 fields
Swimming Pool	1 pool	1 indoor pool	adequate
Tennis or Multi-Purpose Court	3 courts	5 courts	+2 courts
Golf Course	1-9 hole course	1-9 hole course	adequate
Ice Skating Rink	1 ice skating rink	none	-1 ice skating rink

SOURCE: South Dakota Department of Game, Fish and Parks, Sixth District Council of Local Governments

Recreation Priorities:

The following recreation priorities were established by City officials and community residents who attended a public hearing on recreation:

* picnic tables
* trash cans
* picnic area
* jogging paths
* lighting improvements
* water improvements
* parking facilities
* tree planting
* restrooms
* bleachers

These project priorities are highlighted in Table 18 which shows the Hot Springs' Five Year Recreation Plan.

TABLE 18

HOT SPRINGS FIVE YEAR RECREATION PLAN

PROJECT	YEAR OF PROJECT START	PROJECT COST ESTIMATE	PROJECTED FUNDING FOR PROJECT	PROJECT DESCRIPTION
Butler Park Improvements, General City Park Improvements, Cold Brook Park Improvements	1981	$22,300	LWCF, HUD-CDBG, City of Hot Springs and private donations	picnic tables and trash cans in all parks; construct restrooms at Cold Brook Park
Butler Park Improvements	1981	$20,000	LWCF, City of Hot Springs and private donations	trees, water lines, parking lot, entry ways and traffic control measures
Butler Park Improvements	1981	$20,000	LWCF, City of Hot Springs and private donations	construct bleachers, develop soccor field
Restroom Improvements	1982		LWCF, City of Hot Springs and private donations	Repair 10 of the 12 restrooms in the City parks
Butler Park Improvements	1983	$20,000	LWCF, City of Hot Springs and private donations	complete the bleachers
Centennial Park Improvements			LWCF, City of Hot Springs and private donations	construct new restrooms
Butler Park Improvements	1983-1984	$20,000	LWCF, City of Hot Springs and private donations	develop a picnic area, jogging paths and plant trees; construct more water lines
Lighting Improvements			LWCF, City of Hot Springs and private donations	construct general area lights in all City parks.

PUBLIC FACILITIES PLAN

Hot Springs' projected population increase will create additional demands upon the City's public facilities and services system which includes such City utilities as the water and sewer system, the educational system, fire and police protection services, and medical facilities and services.

Tables 19 and 20 disclose the projected additional needs for public facilities and services through the year 2000. It should be noted that these projections only examine the needs generated by the additional number of persons expected to reside in Hot Springs. They do not take into account existing deficiencies or surpluses in the public facilities system. For example, an existing wastewater treatment plant, which is presently in dire need of enlargement, will not be reflected in the projection of future needs based on population.

Each of the above described public facilities and services will be examined below in relationship to the projections outlined in Tables 19 and 20.

NOTE: Projections for public facility needs in 1990 are shown in Tables 21 and 22.

WATER SYSTEM

The City of Hot Springs obtains its water supply from two separate sources, both springs. Pumping capacity is approximately 2.65 million gpd, with a storage capacity of 2.5 million gallons. Currently, the system requires four full-time workers and one part-time meter reader.

Future needs are shown in Tables 19 and 20, with Table 19 indicating needs based on normal growth, and Table 20 showing energy related growth requirements. As indicated in Table 19, .9 acres of land, 188.6 acre feet of water capacity, and .6 employees will be required by the year 2000. Energy growth as shown in Table 20, discloses that 2.13 acres, 427 acre feet, and 1.47 employees will be needed to adequately handle water services to the increased number of Hot Springs' residents. The total includes both normal growth and energy growth population.

The location of future water system facilities is extremely important to the City. Any additional facilities must be located where the need and the problems are most acute. (See Appendix B for proposed policies regarding the water system.)

WATER SYSTEM PRIORITIES

Hot Springs' officials have determined that the proceeding projects are of top priority for upgrading the existing system (Five Year Plan).

The following priority list is recommended for upgrading the existing water system over the next five years:

A. Supply and Storage

1. 1981: build new pump station at Hot Brook Pumping Station to include pumphouse, turbine pumps and supply line to booster pump station. Pumphouse should have separate chlorination and flouridation room.

2. 1982: replace wood roof on Evans Heights tank with fiberglass dome. Install remote monitoring controls at central location for all supply pumps and tanks.

3. 1983: construct additional 1.0 million gallon storage tank.

4. 1984: modify Evans Pumping Station for dual trubine pump supply.

B. Buildings

1. 1981: construct water department building for central location of tools, equipment, and supplies. Building should include office space, restrooms, and locker rooms with showers.

C. Distribution Lines (Arterial Mains) (Refer to Distribution Map.)

1. 1981 and beyond: begin replacement of all undersized and deteriorating lateral mains, as determined by priority in CIP.

2. 1981: replace major line from the corner of 19th and Washington east on Washington to 16th Street; south on 16th Street to Detroit Street. Replace line from 14th Street and Canton to 11th and Evanston via the north side of Butler Park. Replace line on Albany from 16th Street to the top of Boardwalk Hill.

3. 1982: install 10 inch main on University from 16th Street to western City limits.

4. 1983: replace line on Jennings from Chicago to 5th Street, then south on 5th Street to Highway 385. Replace main on south 6th Street from Highway 385 to Joplin. Replace main on Galveston from 6th Street to Government Building. Replace line on Evanston from 6th Street to Chicago.

5. 1984: Replace main on 23rd Street from Minnekahta to University. Replace main on 20th Street from Washington to Detroit. Replace main on Detroit from 20th to 16th.

   (Installation and replacement of all lines includes replacement of all fire hydrants and service lines along the route as needed.)

WASTEWATER SYSTEM

Wastewater treatment is currently handled by a secondary mechanical plant constructed in 1929 and discharging on an average of .75 million gpd. The facility is staffed by two full-time employees who are on call at all times.

Table 19 shows that by the year 2000, approximately 1 acre of land, an additional 94,300 gallons of treatment capacity, and 1.1 additional employees will be needed to ensure an adequate system for the community. If energy development occurs, approximately 2.34 acres of land, 213,500 gallons treatment capacity and 2.6 employees will be required to sufficiently operate the system. (See Appendix B for proposed policies regarding the wastewater system.)

The following projects are recommended for upgrading the existing wastewater system over the next five year period:

A. Wastewater Treatment Facility

1. 1981: complete study of Facility Plan and begin technical design and specifications for wastewater treatment method recommended in Facility Plan.

2. 1981: complete design and specifications for new facility, receive state and federal approval, advertise for bids and begin construction.

3. 1982: complete all major construction on new treatment facility.

4. 1983: be in complete compliance with discharge by March 1.

B. Collection System

1. 1981: begin replacing lateral sewer collectors under established priority list.

2. 1981: replace major sewer interceptor down Albany Avenue as part of construction associated with the building of the new treatment facility.

3. 1982: replace sewer interceptors on Minnekahta and Happy Hollow Streets. Extend collection system to area between Evans Heights and North 24th Street.

4. 1983: expand collection system to incorporate the area northeast of Butler Park between Canton and Evanston Avenues.

5. 1985: replace and enlarge major interceptor between Lincoln and Washington Avenues from 23rd to Garden Street.

SCHOOL SYSTEM

The Hot Springs school district currently has one elementary, one junior high, and one high school building within the City, which includes 45 classrooms, with 43 elementary and 21 secondary teachers. Table 19 reveals that with normal growth, the school will require an additional 5.7 acres of land, 10.8 classrooms, and 20.2 teachers by the year 2000. Table 20 shows a need for 12.8 acres, 24.5 classrooms, and 45.8 teachers by the year 2000.

SOLID WASTE

The City is currently served by a 30 acre sanitary landfill which is approximately 80 percent full. The State Department of Health has studied the expectancy of the landfill and has concluded that at present rates of use, the life of the landfill is less than five years.

Projections are not available at this time for future required capacity; however, it is imperative that City officials begin to immediately seek an adequate site.

LAW ENFORCEMENT

The Hot Springs police department currently employs six full-time officers, four dispatchers, and nine patrol cars. Table 19 shows that 189 square feet of space and 2.14 police officers will be needed by the year 2000 under normal growth. Based on energy projections, approximately 427 square feet of space, one vehicle, and 4.8 police officers will be required by the year 2000 (see Table 20).

FIRE PROTECTION

Hot Springs is protected by a 50-member volunteer fire department which provides fire protection service to city residents, as well as those living in adjacent areas. Current equipment includes three (3) rural fire fighting trucks (carry own water supply); four (4) city apparatus (structual fire fighting equipment); one (1) state and federally approved ambulance staffed by licensed Emergency Medical Technicians; and the use of thirty-eight (38) home radio receivers to supplement the city fire alarm system. Officials have determined that a new pumper will be purchased sometime in 1981 (funds are set aside for purchase). Within the next five years, plans are set to construct an addition to the fire hall and modify certain existing fire trucks to obtain diversified use.

MEDICAL SERVICES

As shown in Table 19, Hot Springs will need .23 acres, 3.8 hospital beds, and 1.77 doctors as a result of normal growth. Table 20, which shows needs under energy growth, indicates that .5 acres of land, 8.5 hospital beds, and 4 additional doctors will be needed by the year 2000.

PUBLIC BUILDINGS

Hot Springs' officials have determined that several improvements need to be made to select public buildings over the next five years. These improvements are as follows:

* upgrade the condition of the City Auditorium: improve wiring and roofing conditions;

* arrest deterioration of the City Library: improve drainage around building; and

* expand City Hall and improve energy efficiency: remodel and expand existing office space and upgrade wall and ceiling insulation.

CONCLUSION

This document certainly cannot accurately detail all the specific needs and locations of public facilities and services in Hot Springs. However, projected needs described above are noted so that the community is prepared to expand its public services system in order to meet increasing demands. Growth patterns should be closely examined so that new residential, industrial, and commercial developments can be analyzed as to the feasibility and cost of providing public services to these expanding areas.

TABLE 19

PUBLIC FACILITY AND SERVICE REQUIREMENTS
1980 - 2000

N O R M A L G R O W T H

FACILITY TYPE	INCREASED POPULATION DIVIDED BY 100	X FACTOR	LAND REQUIRED	FACILITIES REQUIRED	EMPLOYEES REQUIRED
School System:					
Land:	9.43	.6	5.7 acres		
Classrooms:		1.15		10.8 classrooms	
Teachers:		2.145			20.2 teachers
Water Supply:					
Land:		.1	.9 acres		
Water Capacity:		20		188.6 acre feet/year capacity	
Personnel:					.6 employees
Sewage Treatment:					
Land:		.11	1 acre		
Sewage Capactiy:		10,000		94,300 gallon treatment facilities	
Personnel:		.121			1.1 employees
Police Protection:					
Land:		.006	.06 acres		
Building:		20		188.6 square feet	
Equipment:		.04		.37 vehicle	
Personnel:		.227			2.14 police officers
Fire Protection:					
Land:		.007	.06 acres		
Personnel:		.128			1.20 fire fighters
Medical Services:					
Land:		.025	.23 acres		
Facilities:		.4		3.8 hospital beds	
Personnel:					1.77 doctors

NOTE: Existing deficiencies or surpluses are not considered in with projected future needs.

TABLE 20

PUBLIC FACILITY AND SERVICE REQUIREMENTS
1980 - 2000

E N E R G Y R E L A T E D G R O W T H

FACILITY TYPE	INCREASED POPULATION DIVIDED BY 100	X FACTOR	LAND REQUIRED	FACILITIES REQUIRED	EMPLOYEES REQUIRED
School System:					
Land:	21.35	.6	12.8 acres		
Classrooms:		1.15		24.5 classrooms	
Teachers:		2.145			45.8 teachers
Water Supply:					
Land:		.1	2.13 acres		
Water Capacity:		20		427 acre feet/year capacity	
Personnel:		.069			1.47 employees
Sewage Treatment:					
Land:		.11	2.34 acres		
Sewage Capactiy:		10,000		213,500 gallon treatment facilities	
Personnel:		.121			2.58 employees
Police Protection:					
Land:		.006	.3 acres		
Building:		20		427 sequare feet	
Equipment:		.04		.85 vehicle	
Personnel:		.227			4.84 police officers
Fire Protection:					
Land:		.007	.14 acres		
Personnel:		.128			2.73 fire fighters
Medical Services:					
Land:		.025	.53 acres		
Facilities:		.4		8.54 hospital beds	
Personnel:		.188			4.01 doctors

NOTE: Existing deficiencies or surpluses are not considered in with projected future needs.

TABLE 21

PUBLIC FACILITY AND SERVICE REQUIREMENTS
1980 - 1990

N O R M A L G R O W T H

FACILITY TYPE	INCREASED POPULATION DIVIDED BY 100	X FACTOR	LAND REQUIRED	FACILITIES REQUIRED	EMPLOYEES REQUIRED
School System:					
Land:	4.71	.6	2.83 acres		
Classrooms:		1.15		5.42 classrooms	
Teachers:		2.145			10.1 teachers
Water Supply:					
Land:		.1	.47 acres		
Water Capacity:		20		94.2 acre feet/year capacity	
Personnel:		.069			.32 employees
Sewage Treatment:					
Land:		.11	.52 acres		
Sewage Capactiy:		10,000		47,100 gallon treatment facilities	
Personnel:		.121			.57 employees
Police Protection:					
Land:		.006	.02 acres		
Building:		20		94.2 square feet	
Equipment:		.04		.19 vehicle	
Personnel:		.227			1.1 police officers
Fire Protection:					
Land:		.007	.03 acres		
Personnel:		.128			.6 fire fighters
Medical Services:					
Land:		.025	.12 acres		
Facilities:		.4		1.90 hospital beds	
Personnel:		.188			.88 doctors

NOTE: Existing deficiencies or surpluses are not considered in with projected future needs.

TABLE 22

PUBLIC FACILITY AND SERVICE REQUIREMENTS
1980 - 1990

E N E R G Y R E L A T E D G R O W T H

FACILITY TYPE	INCREASED POPULATION DIVIDED BY 100	X FACTOR	LAND REQUIRED	FACILITIES REQUIRED	EMPLOYEES REQUIRED
School System:					
Land:	20.54	.6	12.32 acres		
Classrooms:		1.15		23.62 classrooms	
Teachers:		2.145			44.06 teachers
Water Supply:					
Land:		.1	2.05 acres		
Water Capacity:		20		410.8 acre feet/year capacity	
Personnel:		.069			1.42 employees
Sewage Treatment:					
Land:		.11	2.26 acres		
Sewage Capactiy:		10,000		205,400 gallon treatment facilities	
Personnel:		.121			2.48 employees
Police Protection:					
Land:		.006	.12 acres		
Building:		20		410.8 sequare feet	
Equipment:		.04		.82 vehicle	
Personnel:		.227			4.66 police officers
Fire Protection:					
Land:		.007	.14 acres		
Personnel:		.128			2.63 fire fighters
Medical Services:					
Land:		.025	.51 acres		
Facilities:		.4		8.21 hospital beds	
Personnel:		.188			3.86 doctors

NOTE: Existing deficiencies or surpluses are not considered in with projected future needs.

HOUSING PLAN

The provision and availability of decent, safe, and sanitary housing is essential to the overall betterment and vitality of any community. Thus, in order for Hot Springs to ensure an attractive community, the City must make a concerted effort to correct existing housing deficiencies and address particular needs of various segments of their population.

HOUSING CONDITIONS

According to a housing survey performed in early 1981, the City of Hot Springs had a total housing stock of 1,956 units. Of this total, 1,225 were occupied owner units and 651 were occupied renter units. (See Table 23.) The balance of the units were vacant at the time of the survey.

Of the total housing units in Hot Springs, 239 units were considered to be substandard (151 owner units and 88 renter units). Sixteen (16) or 6 percent of these substandard units were determined to be not suitable for rehabilitation.

The proceeding information indicates that there are some serious deficiencies in housing stock; specifically the large number of substandard housing units. (Twelve [12] percent of the total housing stock is rated as substandard.) In the majority of these cases, the owners simply do not have the financial means to upgrade their units. With this in mind, the City has determined it essential that an aggressive housing strategy be adopted to eliminate inadequate housing conditions.

PROBLEM AREAS

The City has determined (through housing surveys and income surveys) that the majority of the substandard housing units are found in three distinct neighborhoods: Battle Mountain, Catholican, and the North 24th Street area. All these areas contain a disproportionately high number

of low income individuals. Many of these low income persons are either elderly/handicapped, female-headed households, or minority households.

To further compound the situation, each particular neighborhood possesses basic infrastructure deficiencies (i.e., inadequate water and sewer systems, poor streets, and drainage problems).

A brief description of each neighborhood and its corresponding problems is presented below.

BATTLE MOUNTAIN NEIGHBORHOOD

The Battle Mountain Neighborhood has a large number of minority households, and contains the most concentrated housing and public facility needs in the City. The area is geographically isolated from the remainder of the community which aggravates the problems of its low income residents.

The major neighborhood needs, as identified, were housing and infrastructure improvements. The following information highlights the problems/needs found in this neighborhood:

* Approximately 73 percent of the housing units in the area were rated substandard by a local housing survey conducted in October, 1980. Of these 30 substandard units, 93 percent (or 28 units) were occupied by low-moderate income households and were considered suitable for rehabilitation. Also, although the City, through assessment bonds, introduced a sewer main into the neighborhood, many of the low-moderate income households cannot afford the cost of the service line into their units. Thus, many of these low-moderate income households (estimated at 23) are still without sewer service, although these same households are being assessed for the sewer main running past their homes. Finally, the identified substandard units are extremely energy inefficient, forcing the owners or renters to pay high fuel bills.

* Most of the water main in the area (13.5 blocks, or 58 percent) is extremely old, ruptures often, and provides inadequate pressure, making homeowner hazard insurance rates extremely high and service poor. The State Fire Marshall has written the City Council regardng the serious fire threat in the area, since only two hydrants actually work and the water mains are too small for adequate pressure. Finally, the Department of Water and Natural Resources, in support of the City's claim, has written a letter documenting the need for water line replacements in the target area.

* The topography and water courses in the neighborhood create substantial runoff and drainage problems. Since there is no curb and gutter or storm sewer in the target area, drainage after even moderate rain is haphazard, resulting in pooling and submerged yards. The poorly defined drainage system further discourages neighborhood redevelopment efforts.

* Access to the Battle Mountain area is severely limited, since only one road (a State highway) connects the area to the remainder of the City. Two bridges on this road need replacement; however, the State has programmed this work for next summer at a cost of $1.4 million. Regarding street conditions within the target area, there are only 7 blocks of paved street (State Highway 385), 15 blocks of light gravel, and 4 blocks of dirt streets. The poor street conditions discourage neighborhood redevelopment.

CATHOLICAN DISTRICT

The Catholican District, located in the southeast corner of the City, is also plagued with substantial neighborhood problems. These needs correspond closely to the ones noted in the Battle Mountain neighborhood, although they were determined to be less severe by local citizens. Listed below are the neighborhood needs identified in the Catholican District:

* Approximately 77 percent of the housing units in the neighborhood were rated substandard by the previously noted housing survey. Of the 59 substandard units, 95 percent (or 56) were occupied by low income households.

* Approximately 8 percent of the neighborhood's population are minority.

* The 1970 Census of Housing identified 19 overcrowded units (6 percent) and 40 units lacking plumbing facilities (12 percent).

* Some progress has been made in renovating the existing water lines in the neighborhood. Approximately five blocks of inadequate water mains have been replaced. Although, overall the neighborhood's water and sewer network is extremely old and often ruptures. The City engineer has determined that 50 percent of the neighborhood's sewer lines are in poor condition, and 65 percent of the water lines need replacement.

* Many of the streets in the neighborhood are gravel surfaced, causing mud and dust problems and there is no curb and gutter to facilitate surface drainage.

* No sidewalks exist in the neighborhood which adds to the overall blighted appearance of the area.

* A portion of the neighborhood is periodically in danger of flooding caused by a drainage ditch bisecting the western half of the area.

* Over 60 percent of the neighborhood is inadequately served by fire hydrants, creating serious fire hazards.

NORTH 24TH STREET AREA

The third neighborhood requiring redevelopment attention is the North 24th Street area in the western part of the City. While the needs

of this neighborhood are substantial, they were deemed less serious than those in the previously mentioned neighborhoods, mainly due to the relatively smaller size of the area. Provided below is a summary of the housing and infrastructure needs existing in this target area:

* Approximately 47 percent of the housing stock was rated substandard. Of the 17 substandard units, 80 percent were occupied by low-moderate income households.

* Approximately 10 percent of the neighborhood's population are minority.

* The water lines serving the area are, at best, deteriorated 2 inch galvanized pipe, which often rupture. Water pressure problems are also a common occurrence.

* The area is not served by public sewer and most units rely on cesspools.

* Slum and blight conditions are present, with at least three buildings requiring demolition.

* The condition of the street system is poor, according to the City Engineer, and no curb or gutter exists to channel surface runoff.

SPECIAL NEEDS OF INDIVIDUALS

The most urgent housing assistance needs are among elderly and small family owner occupied units, and elderly and small family renter households.

The special housing needs of minority groups, female-headed, and handicapped households are also important. It is apparent that of the current need among owner households, minorities constitute 7 percent, and female-headed households comprise 11 percent. However, the housing needs among minority and female-headed renter households are also critical. Approximately 7 percent and 18 percent of the total renter households requiring assistance were minority or female-headed, respectively.

STRATEGY FOR FULFILLING NEEDS

The City of Hot Springs has proposed the following strategy in an effort to improve housing stock, while addressing housing needs of particular segments of its population.

The City's intent is to assist residents in need without adversely affecting the local housing market. The City Council hopes to avoid saturating the market with publicly assisted housing, especially new rental unit construction, at a time when many private rental units are vacant. The City believes the most appropriate housing response to meet existing needs is housing rehabilitation, rental assistance for operators of vacant rental units, and a limited amount of new single family construction.

In light of the City's high rental vacancy rate and the need among low-moderate income elderly and small family renters, advantage should be taken of programs which provide funds for rent subsidies such as HUD Section 8 existing and moderate rehabilitation program. Such assistance would free many low income families from financial burdens of high rental rates, while permitting them to remain in the units they are currently residing in. A secondary result of this strategy will be to reduce rental vacancy rates. These two strategies (rehabilitation and rental assistance) could greatly assist Hot Springs in increasing the housing choices among low-moderate income households.

Nonetheless, even if a substantial number of existing units are rehabilitated and a significant number of rental units receive rental assistance, there will still be a need among low-moderate income families for new construction of single family dwelling units. The most readily available home ownership program is offered by the Farmers' Home Administration.

The following specific initiatives will be undertaken to help insure support for those segments of the population who are most in need:

* institute local mini-repair workshops for residents interested in rehabilitating their structures or reducing energy usage;

* encourage the local banks to provide feasible fix-up loans to low-moderate income households to bring units up to local standards;

* review local building codes and revise zoning and subdivision ordinances, if practicable, to remove barriers frustrating housing development;

* work with the local CAP representatives in rehabilitation efforts with winterization funds;

* work with minority and women leaders in the area to promote housing development and increase minority and female participation;

* assist local housing developers in developing outreach programs to attract minorities and females;

* review the municipal zoning and subdivision ordinances and develop a comprehensive plan to promote special deconcentration of assisted housing units;

* conduct special studies to insure minority and female housing needs are adequately identified; and

* provide housing counseling services to assist minorities and women who are seeking housing outside areas of concentration.

APPENDICES

APPENDIX A

POLICIES FOR MUNICIPAL STREETS

I. NEW EXTENSIONS

A. Inside City Limits

1. Any and all new extensions of City streets must be paved with a hard surfacing of hot-mix asphalt, paver laid, or portland cement concrete. Streets will be provided with proper drainage control measures to include concrete curb and gutter, storm drains and storm sewers.

2. The entire cost of construction will be paid by the owner(s) or developer of the new area.

3. The City will provide engineering design services and inspection control of construction, except in the case of building streets in the undeveloped portion of town. In this instance, the developer will arrange for this service. All plans and specifications must be first approved by the City Engineer.

4. All materials used and methods of construction employed to construct the new streets will comply with the City's Standard Specifications for Street Improvements.

5. In new development areas, the developer will provide all traffic signs and street name signs as directed and approved by the City Engineer.

6. Following construction, the City will conduct a final inspection for acceptance approval. Upon final approval, the City will accept the new extensions as part of its street system and provide repair, maintenance, and cleaning activities.

B. Outside City Limits

The City of Hot Springs will allow extensions of City streets to be carried beyond the corporate City limits, provided the following conditions are met:

1. The new extension corresponds with the approved Three Mile Transportation Plan.

2. The existing streets in the City which are to be connected are of adequate width, sizing and type of construction to handle the additional loading. If not, the owner(s) or developer of the proposed new development

must agree to enlarge or modify, as required by the City Engineer, so that the existing streets can handle the additional loading.

4. The cost of the new street extensions will be paid entirely by the owner(s) or developer of the new area.

5. All plans and specifications must be approved by the City Engineer.

6. All new streets will be paved with a hard surface of either hot-mix asphalt, paver laid, or portland cement concrete. Street construction will include adequate drainage control measures to include concrete curb and gutter, storm drains and storm sewers.

7. All materials used and methods of construction employed to construct the new streets will comply with the City's Standard Specifications for Street Improvements.

8. Following construction, the City will conduct a final inspection for acceptance approval before traffic is allowed into the area. After approval, traffic will be allowed to travel into the area from City streets; however, all repairs, maintenance, cleaning and all other responsibilities will remain with the owner(s) or developer of the new area.

II. REPLACEMENTS AND/OR IMPROVEMENTS OF EXISTING CITY STREETS

A. Collector Streets

1. Funding of new street construction is generally beyond the financial capability of normal local tax revenues. The construction of collector streets will necessitate additional funding through general obligation bonds, assessment districts, state and federal aid in construction grants, or some combination of the above funding avenues.

2. The City will share in the cost by providing the engineering design and inspections.

3. In the case of collector streets which are used by many City residents, the City is behooved to pay for at least those portions of construction which are necessary over and above the normal construction costs of residential streets, such as the streets' additional width and thickness.

4. The curb and gutter and the normal construction requirements should be paid for by the owners along the route.

5. After installation, the City will perform all repairs, maintenance, and cleaning operations.

B. Residential Streets

1. Minor improvements, routine repairs, maintenance and cleaning operations will be paid by the City.

2. Major improvements, to include curb and gutter and hard surface paving, will be paid for through assessment districts by the area directly benefited.

3. All engineering design and inspections will be completed by the City Engineer.

4. Major street improvements will be contracted out to private contractors.

C. Alleys

1. Construction of new alleys is discouraged in the future growth and development of the City.

2. Existing constructed alleys will be maintained and serviced by the City.

I. Permanent Extensions; Assessment Districts.

A. Inside City Limits.

1. Water and sewer users desiring to have the city make permanent extensions of its water and/or sewer system through an assessment district shall petition the City for such extension.

2. The petition shall set forth the nature and character of service requested, the location of the system extension requested, the number of potential properties to be served, the legal descriptions of those properties, and all other pertinent facts and details relating to the extension.

3. The petition shall contain the names, mailing addresses and signatures of the owners of at least fifty percent (50%) of those properties to be served.

4. Upon acceptance of the petition, the City shall estimate the total installed cost of the requested water and/or sewer extension and will advise all affected property owners, in writing, of the estimated total cost of such extension.

5. Upon acceptance of the proposed assessment district by the owners of at least seventy-five percent (75%) of the affected properties, the City shall begin the notification and public hearing process required for assessment districts.

6. The City will perform engineering design and inspections for areas of the city that are already developed or partially developed with multiple residential or commercial improvements.

7. The City shall not provide engineering design for new or proposed subdivisions in substantially undeveloped portions of the City. This expense will lie with the developer. Plans will require approval of the Public Works Engineer and installations will be subject to inspection and acceptance by the City.

8. All materials and methods of installation shall comply with the provisions of the City's Standard Specifications for Water and Sewer Improvements.

APPENDIX B

POLICIES FOR WATER AND SEWER UTILITIES

I. NEW EXTENSIONS

A. Inside City Limits

1. The City will perform engineering design and inspections for areas of the City that are already developed or partially developed with multiple residences. The City will not provide these services for new proposed subdivisions in undeveloped portions of the City. This expense will lie with the developer. In this case, the plans will require approval by the City Engineer.

2. New extensions of City utilities will be paid by the owner(s) or the developer of the area to be serviced.

3. All materials used and methods of construction to install the new services will comply with all the provisions of the City's Standard Specifications for Water and Sewer Improvements.

4. Adequate valving, metering, manholes and fire hydrants will be required as part of the extensions as directed by the City Engineer.

5. Following construction, the City will conduct a final inspection for acceptance approval. Upon final approval, the City will accept the new extensions as part of its utility and will take primary jurisdiction for repair and maintenance.

B. Outside City Limits

The City of Hot Springs will provide water and sewer utility services outside the corporate City limits, provided the following conditions are met:

1. Existing lines inside the City limits are large enough to handle the additional loading without endangering service to existing City residents. If not, the owner(s) or developer of the proposed service area must agree to enlarge the existing lines serving that portion of town so that the line size will be adequate to serve both the City residents and the proposed new service area.

2. In the case of water main extensions, the existing pumping capacity and storage capacity must be adequate to handle the proposed additional loading. If not, the

owner(s) or developer of the proposed service area must agree to enlarge the pumping and/or storage capacities to adequately service both the City's and proposed new service area's needs.

3. In the case of sewer main extensions, the existing capabilities of the wastewater treatment facility must be able to handle the additional loading. If not, the owner(s) or developer of the proposed new service area must agree to enlarge the facilities of the wastewater treatment plant to adequately handle both the City's needs and the needs of the new proposed service area.

4. All new extensions of utilities beyond the corporate City boundaries must be approved by the City Council.

5. Specific responsibilities and services provided will be outlined in written contract form to include construction materials, methods of installation, the number of service taps to be permitted, repairs and other particulars. The contract will be signed by all parties concerned.

6. The cost of the extensions and enlargement of existing City facilities if necessary, will be paid entirely by the owner(s) or developer of the proposed new service area.

7. All materials used and methods of construction employed to install the new extensions will comply with all the provisions of the City's Standard Specifications for Water and Sewer Improvements.

8. Adequate valving, metering, manholes and fire hydrants will be required as part of the extensions as directed by the City Engineer.

9. Before construction, all plans and specifications provided by the owner(s) or developer must be first approved by the City Engineer.

10. Following construction and before service to the new area begins, the City will conduct a final inspection for acceptance; however, all repairs and maintenance will be the responsibility of the owner(s) or developer unless otherwise stated in the Contract Agreement.

II. REPLACEMENTS OF EXISTING UTILITIES WITHIN THE CITY LIMITS

A. Arterial Water Mains and Major Sewer Interceptors

1. Funding of these relatively large diameter lines is generally beyond the capability of water or sewer department revenues. These projects will normally necessitate funding by a bond election issue, assessment district, state or federal grants, or some combination of the above funding avenues.

2. The City will share in the cost by providing the engineering design and inspections. The City may also cost share by paying for the fire hydrants and manholes.

B. Lateral Water and Sewer Mains

1. The City will pay the entire cost of replacing water and sewer mains. (Sewer mains must be at least six inches in diameter and have proper manhole spacing and location before the City will accept responsibility of replacement.)

2. Funds will be generated through water and sewer rates so that scheduled replacements can be met each year.

3. Lines will be scheduled for replacement through a prioritized schedule, replacing the most necessary lines first.

4. Engineering design and inspection will be completed by the City.

5. Depending on the complexity of the job and availability of City crews, some lines will be replaced by private contractors and some will be replaced by City personnel.

C. Service Lines

1. Water Service Lines: The City will repair, maintain, and replace as necessary all water service lines leading from the main to the edge of private property bordering the City main. Responsibility of the service line beyond the private property boundary is that of the owners. Water meters are City property and therefore are under the jurisdiction of the City for repair and replacement.

2. Sewer Service Lines: The City will assume no responsibility for any sewer service line to include all portions which may lie beneath a street or alley. The owner is responsible for maintaining, repairing, and replacing his own service line all the way to the City main. All work done, however, in a street or alley, must be completed by a City licensed contractor.