

A  
new  
events  
center

for  
the  
next  
50  
Years.



## Build it on the River Greenway at Cherapa Place

*To benefit all the people of Sioux Falls*

# Possible Downtown Locations

Presented by Build it Downtown



Slide 2

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SH1

Steve Hildebrand, 1/30/2011

# Advantages To the River Greenway Site



Jobs – Economic Growth – Tax Revenue – Parking

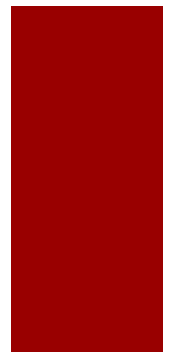
§ much more likely to spur development, create jobs

§ greater spending by visitors helping with tax revenue

§ 5,100 parking spots within 4 blocks, more than the Arena

§ more amenities for a complete event experience

# 2005 City Task Force: Fact - More Parking Near Cherapa



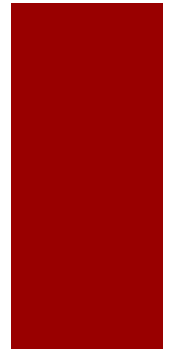
	Cherapa Place		Arena
Public parking	3,280	Public parking	3,050
Private parking	1,856	Street and private parking	1,474
Total	5,136	Total	4,524

\*All parking spaces included in the calculation above exist within four blocks of the proposed events center sites.

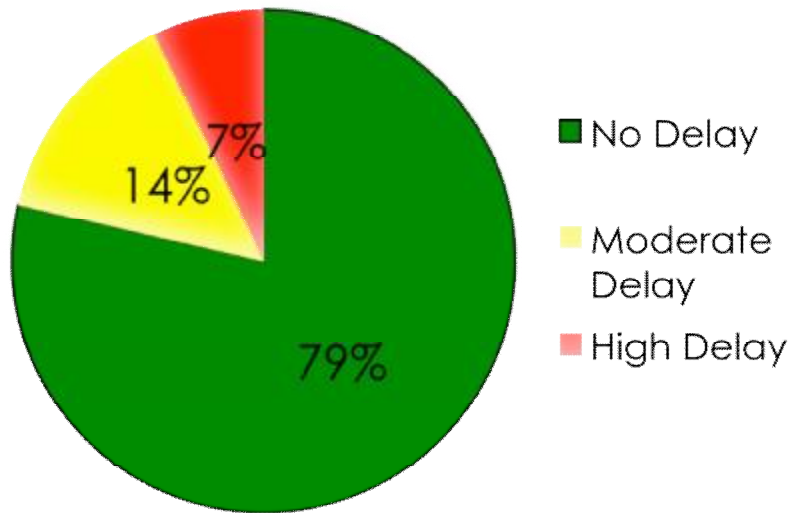
*“Both sites have ample parking opportunities... The Convention Center site has the challenge of simultaneous events which demand the same parking.”* - 2005 Public Facilities Task Force Report

# Fact: Downtown Traffic Flow is Excellent

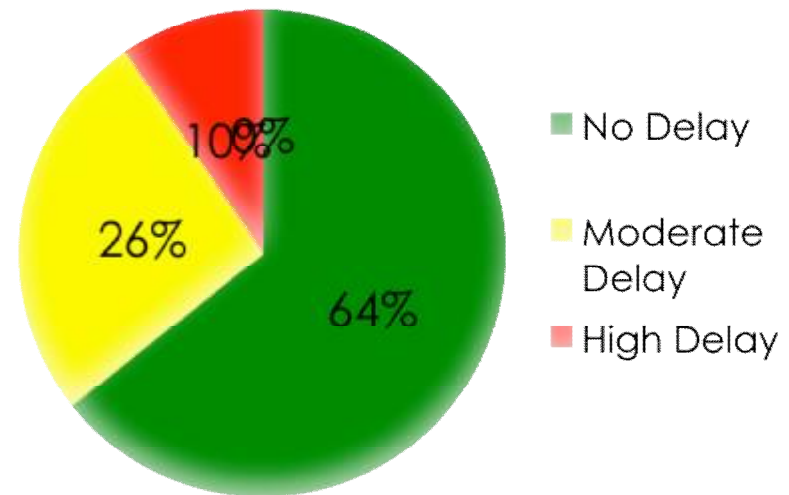
The bar graphs below demonstrate how little impact building an events center downtown would have on peak traffic flows.



**Downtown**

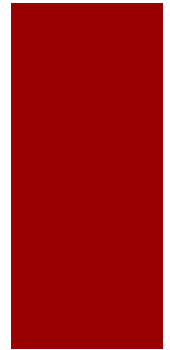


**Downtown w/ Events Center**



## 2005 City Task Force:

Feature	Priority Weight	Cherapa	Arena
Site size / configuration / expandable	10	10	10
Ability gather community support	10	9	9
Parking	9	9	9
Vehicle / Pedestrian Access	9	9	9
Encourages econ dev / \$ options	8	8	0
Proximity to amenities	8	8	0
Encourages spending by visitors	8	8	0
Land cost / ease of acquisition	7	0	7
Development Costs	7	7	0
Neighborhood compatibility	7	7	0
Site exposure and image	6	6	6
Total Score	89	72	41



## 2005 City Task Force: Downtown site ranks highest for economic return on our investment

- ❗ Downtown site received the highest ranking (8), while the arena site was the lowest (0).
- ❗ Economic development - downtown 8/arena 0
- ❗ Proximity to amenities – downtown 8/arena 0
- ❗ Spending by visitors – downtown 8/arena 0

# Development Possibilities: Cherapa Place vs. the Arena

## Downtown – Primed for Rapid Growth

- Phillips to the Falls
- Uptown at the Falls
- River Greenway
- Schoeneman site – River Ramp Removal
- Railroad relocation opening up 16 acres
- Possible re-location of Post Office

## Arena – Lack of space, lack of interest

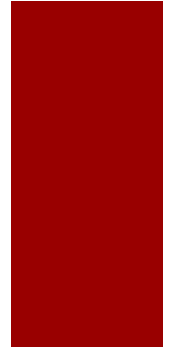
- ! Not suitable to commercial or residential development due to a lack of interest and a lack of available land for growth.

# Arena – wrong location from the start

- ⓘ 50 years – almost no economic growth
- ⓘ ROI for taxpayers has fallen short
- ⓘ Little room for new development
- ⓘ Visitor complaints of lack of restaurants, bars, shopping
- ⓘ Not centrally located
- ⓘ Not pedestrian friendly

## Arena – 50 more years of regret

- ⌚ Squanders opportunity for economic growth by locating a \$100 million structure in a location unattractive to developers.
- ⌚ Visitors are brought to the most uninteresting part of Sioux Falls – far away from shopping and other opportunities to spend their money in our city.
- ⌚ Trades in a brighter future for our city in exchange for what is perceived to be a more politically expedient move.



# About Build It Downtown, Inc.

[www.builditdowntown.com](http://www.builditdowntown.com)

- More than 2200 members
- Both online and offline supporters
- Cross-section of the population
- From all corners of the city
- From all walks of life
- Leaders and lay people

