

Mitchell, SD

CHAPTER 11

POPULATION

Mitchell was incorporated in 1881 and the population climbed to 1,000 by 1883. The first city election was held and Chauncy S. Burr was named the first mayor. The directory of 1884 lists a population of 4,000 and notes 200 places of business.

The City is located sixty miles west of Sioux Falls, SD and straddles US Interstate 90. Certain data will be presented in comparison to similarly sized towns in the state: Aberdeen, Brookings, Huron, Pierre, Spearfish, Watertown, and Yankton. Comparison with similar communities can help local leaders evaluate Mitchell's status in the region.

Table 11.1 contains historical populations for the County, State and cities between 1960 and 2020. The 2020 Census data showed Mitchell with a population of 15,599 persons. Overall, Mitchell grew by 3,044 residents since 1960; about 500 people per decade.

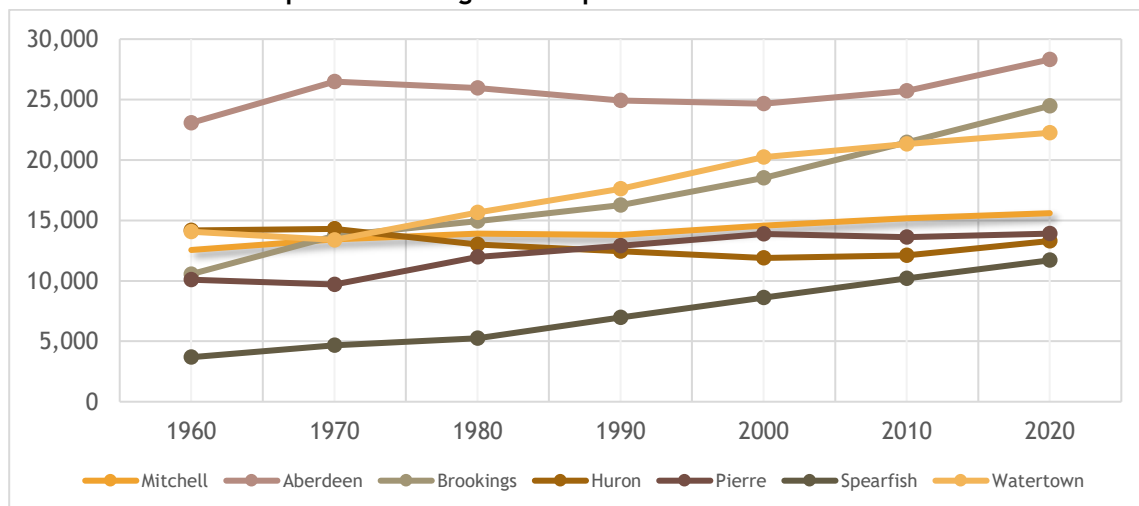
TABLE 11.1
Population Data: 1960 - 2020

Area	1960	1970	1980	1990	2000	2010	2020	% Change 1960-2020	Annual Growth
Davison	16,681	17,319	17,820	17,503	18,741	19,504	19,890	19.24%	0.29%
Mitchell	12,555	13,425	13,916	13,798	14,558	15,166	15,599	24.25%	0.36%
Aberdeen	23,073	26,476	25,956	24,927	24,658	25,713	28,315	22.72%	0.38%
Brookings	10,558	13,717	14,951	16,270	18,504	21,466	24,479	131.85%	2.20%
Huron	14,180	14,299	13,000	12,448	11,893	12,114	13,289	-6.28%	-0.10%
Pierre	10,088	9,699	11,973	12,906	13,876	13,604	13,908	37.87%	0.63%
Spearfish	3,682	4,661	5,251	6,966	8,606	10,195	11,702	217.82%	3.63%
Watertown	14,077	13,388	15,649	17,623	20,237	21,318	22,249	58.05%	0.97%
Yankton	9,279	11,919	12,011	12,703	13,528	14,243	14,619	57.55%	0.96%
South Dakota	680,514	666,257	690,768	696,004	754,844	814,180	879,336	29.22%	0.43%

Source: U.S. Census, American Community Survey

In **Figure 11.1** below, Mitchell's population is represented by the shaded line. Figure 5.1 shows where cities such as Aberdeen, Brookings, and Watertown have grown to a tier of communities over 20,000 in population. In terms of percentage growth or decline, Mitchell has grown by nearly 24.25% since 1960, while Huron has declined by 6.28% over the same period.

FIGURE 11.1
Population Change of Comparable Cities: 1960-2020



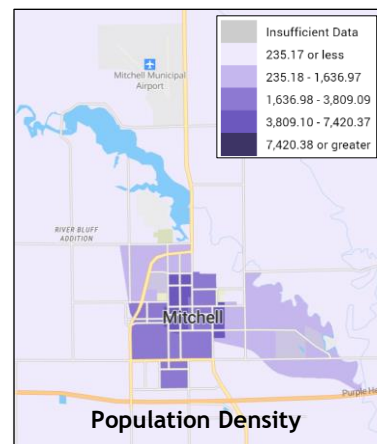
The term population encompasses numerous sub-sections, divisions, groups, etc. One of these divisions is race. In comparing the racial data between the towns, County, and State, there are very stark differences. According to **Table 11.2**, the towns in the study area are predominantly white while Davison County and South Dakota have a more diverse racial population.

TABLE 11.2
Specified Racial Population Data 2020

Entity	White	Black	American Indian	Asian	Hawaiian & Other Pacific Islander	Some Other Race	Two or More Races
Davison	18,422	269	352	243	0	208	396
Mitchell	14,263	213	333	243	0	183	364
Aberdeen	24,082	881	1,229	1,318	0	60	745
Brookings	21,808	420	436	1,079	0	149	587
Huron	9,690	220	679	1,027	164	1,200	309
Pierre	11,613	10	1,532	4	0	5	744
Spearfish	10,823	80	266	162	11	0	360
Watertown	20,665	166	633	108	0	86	591
Yankton	12,944	287	567	27	0	106	688
South Dakota	735,228	18,836	74,975	12,413	544	7,320	30,020

Sources: US Census

The population of Mitchell is fairly evenly spread out throughout the town. There are block groups in the central part of town where the population is more concentrated as shown in the image to the right. Lavender tones represent low population density and purple tones indicate higher concentrations of people.



An area of concern in South Dakota is the loss of youth, coupled with an increasing median age of residents. This trend is not a new issue, but one that affects some regions at a much greater rate than others. There are many reasons for these concerns including labor force, stability, services, and dependency to name a few. **Tables 11.3** and **11.4** contain a fifty-year trend of youth and aged populations.

TABLE 11.3
Youth Population - Age 18 or Younger - 1970 - 2020

Entity	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	5,956	4,990	4,827	4,753	5,252	4,594	-1,362	-22.87%
Mitchell	4,349	3,646	3,601	3,502	3,291	3,420	-1,730	-33.22%
Aberdeen	8,657	7,811	6,057	5,384	5,688	6,234	-2,423	-27.99%
Brookings	3,189	2,750	3,026	3,225	3,464	4,500	1,311	41.11%
Huron	4,794	3,354	3,612	2,777	2,719	3,773	-1,021	-21.30%
Pierre	3,715	3,759	3,872	3,774	3,182	3,056	-659	-17.74%
Spearfish	1,123	1,061	1,595	1,745	1,931	2,016	893	79.52%
Watertown	4,725	4,303	4,908	5,237	5,315	5,334	609	12.89%
Yankton	3,945	3,135	3,176	3,170	2,808	3,049	-896	-22.71%
South Dakota	240,913	205,848	191,361	202,649	199,343	215,747	-25,428	-10.54%

Sources: USD BRB State Data Center; 2000 & 2002 South Dakota Community Abstracts

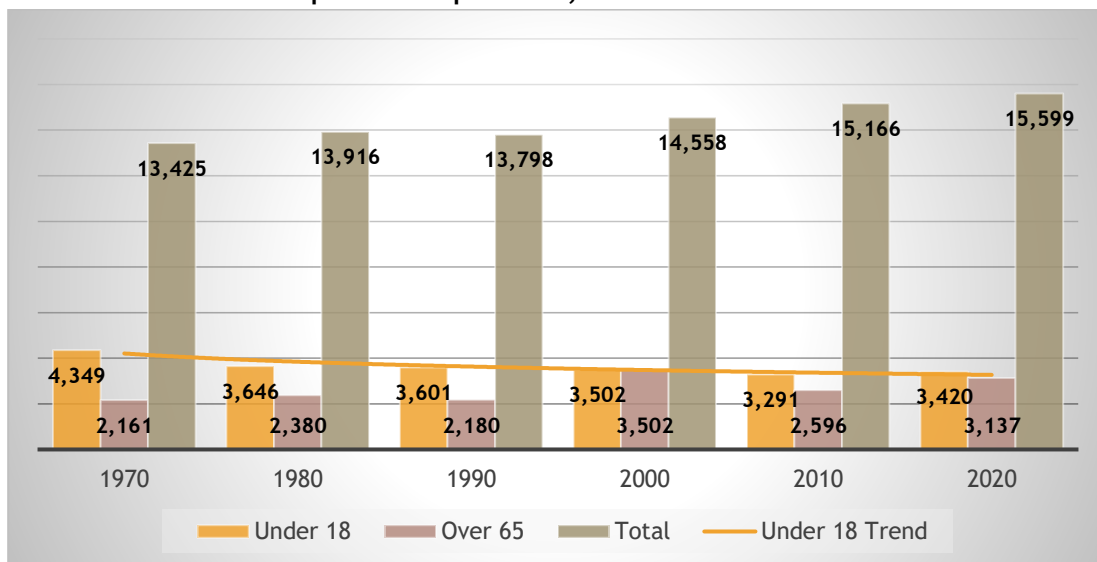
The recent trend in Mitchell is consistent with many of its peer communities. In the previous decades, 1970-2020, the youth population in Mitchell decreased by over 33% compared. Cities such as Spearfish and Brookings have witnessed a considerable increase in their youth population. **Table 11.4** shows that the number of people aged 65 or older increased by over 45% in Mitchell. The same demographic increased by over 82% at the state level and more than doubled in comparable communities.

TABLE 11.4
Aged Population - Age 65 or Older - 1970 - 2020

Area name	1970	1980	1990	2000	2010	2020	Population Change 1970 - 2020	% Change 1970-2020
Davison	2,520	2,764	3,050	3,042	3,301	3,709	1,189	47.18%
Mitchell	2,161	2,380	2,180	3,502	2,596	3,137	976	45.16%
Aberdeen	2,886	3,452	2,617	5,384	4,353	4,972	2,086	72.28%
Brookings	1,139	1,361	3,270	3,225	1,925	2,386	1,247	109.48%
Huron	1,887	2,106	2,378	2,777	2,244	2,404	517	27.40%
Pierre	854	1,161	1,536	3,774	1,841	2,394	1,540	180.33%
Spearfish	639	929	1,282	1,745	1,767	2,529	1,890	295.77%
Watertown	1,928	2,394	2,991	5,237	3,265	3,962	2,034	105.50%
Yankton	1,454	1,718	2,121	3,170	2,644	3,040	1,586	109.08%
South Dakota	80,274	91,019	102,114	108,131	116,581	146,831	66,557	82.91%

The dependent populations in Mitchell between 1970 and 2020 are illustrated in **Figure 11.2**. It clearly shows that, since 1970, youth have outnumbered the elderly in Mitchell but the gap has closed since. This measure can inform leaders and policy makers what type of resources may be needed. For example, school facilities and teachers will be vital in Mitchell in order to serve the youth population. On the other hand, skilled or in-home care would be needed to serve a predominantly elderly population.





FIGURE 11.2
Dependent Populations, Mitchell: 1970-2020

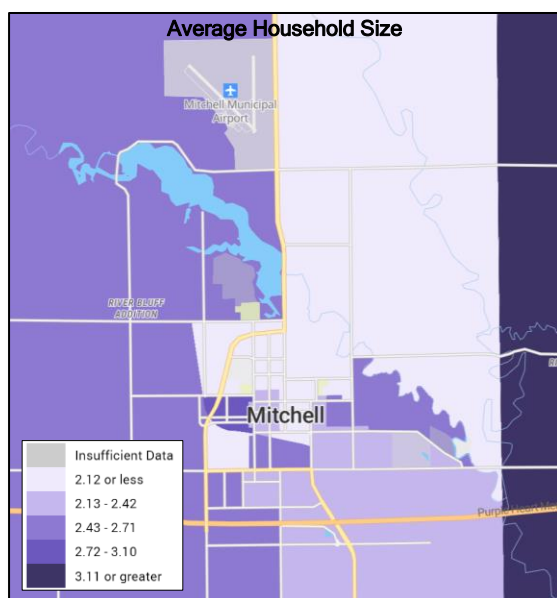


The number, type, and size of households in a community can indicate where demand for housing units and services will be in the future. **Table 11.5** show the household types in Davison County and Mitchell between 2010 and 2020. A slight majority of households in Mitchell consist of married couples. The percentage of married-couple households in Mitchell is slightly higher than Davison County and South Dakota but less than

Mitchell. The average size of various household types in Mitchell is a bit less than the other places in the study area. The average married couple household size in Mitchell is comparable to the State (2.90 persons per household in Mitchell compared to 3.04 persons per household for the State). The average size of male-headed family households with no spouse present exceeds the South Dakota figure by a factor of four. The inverse is true for female-headed family households with no spouse present where Mitchell's average size is 3.2 compared to 3.55 for South Dakota.

TABLE 11.5
Households by Type, 2010-2020

		SD		Davison County		Mitchell	
		Total HH	Avg. HH Size	Total HH	Avg. HH Size	Total HH	Avg. HH Size
 Total	2010	315,468	2.43	8,086	2.25	6,514	2.15
	2020	347,878	2.43	8,651	2.18	7,086	2.05
 Married-couple family households	2010	164,007	3.02	4,181	2.88	3,026	2.79
	2020	171,918	3.04	4,122	2.90	3,016	2.81
 Male householder, no spouse present, family household	2010	11,862	3.32	194	4.27	137	4.68
	2020	15,628	3.28	364	3.16	318	3.13
 Female householder, no spouse present, family household	2010	30,010	3.25	608	2.92	568	2.90
	2020	31,159	3.55	590	2.94	536	2.87
Nonfamily households	2010	109,859	1.22	3,103	1.15	2,783	1.17
	2020	129,173	1.25	3,575	1.12	3,216	1.11



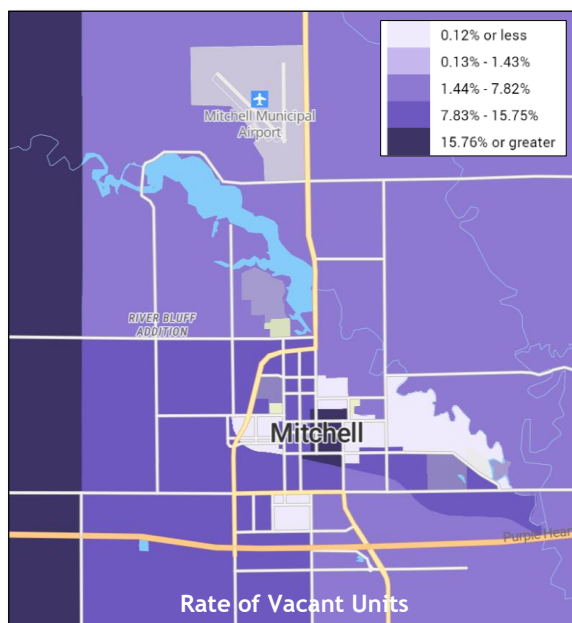
Households, on average, are larger in the rural areas. The darker shades of purple in the image to the left indicate a larger average household size. Block groups inside the boundaries of Mitchell have smaller average household sizes. It could be inferred that new housing units developed in the community would need to accommodate smaller households while rural housing should be able to accommodate larger families.

HOUSING

The condition of housing may be evaluated by several factors, including type, age, quality, and affordability. **Table 11.6** identifies the number of housing units for the study communities in 2010 and 2020. It shows 7,855 total housing units in the Mitchell in 2020, of which 7,086 were occupied (9.8% vacant units). The table displays a pattern of reductions in housing vacancies across the comparable communities and a dramatic reduction in vacancies in Mitchell, Letcher, and Ethan.

TABLE 11.6
Housing Units and Vacancy- 2010-2020

	Year	Total housing units	Occupied	Vacant	Percent Vacant	Homeowner vacancy rate	Rental vacancy rate
Davison	2010	8,792	8,086	706	8.0%	1.0	6.2
	2020	9,550	8,651	899	9.40%	1	13.6
Mitchell	2010	7,018	6,514	504	7.20%	0.7	6.4
	2020	7,855	7,086	769	9.80%	1	14
Aberdeen	2010	12,030	10,950	1,080	9.00%	1.5	3.9
	2020	13,435	12,187	1,248	9.30%	0.4	9.1
Brookings	2010	8,379	7,621	758	9.00%	1.8	6
	2020	9,922	9,041	881	8.90%	0	5.5
Huron	2010	5,977	5,316	661	11.10%	0.9	4.2
	2020	6,023	5,559	464	7.70%	2.4	5.5
Pierre	2010	6,237	5,896	341	5.50%	2.3	5.1
	2020	6,585	6,123	462	7.00%	0	17.3
Spearfish	2010	5,168	4,937	231	4.50%	0	6.7
	2020	5,482	5,103	379	6.90%	0	5.7
Watertown	2010	9,871	9,080	791	8.00%	3	2.5
	2020	10,579	9,764	815	7.70%	1.3	6.1
Yankton	2010	6,094	5,705	389	6.40%	1.5	0.3
	2020	6,710	6,309	401	6.00%	1	7.6
South Dakota	2010	357,725	315,468	42,257	11.8%	1.5	6.4
	2020	396,817	347,878	48,939	12.30%	1.2	6.8



The image below depicts the housing vacancy levels by block group in Mitchell. The dark purple shades indicate block groups with higher vacancy rates. The lighter gray shades indicate very low vacancy levels. The block group east of downtown has an overall vacancy rate of 30.26%.

A more detailed snapshot of the housing stock is provided in **Table 11.7**. The data shows Mitchell's housing stock increased by 837 units in the period between 2010 and 2020, which equates to approximately 83 units per year.

Notable increases were reported in most multi-family structures with 3 or more units. A significant increase in "apartment" buildings occurred between 2013 and 2018 in Mitchell. Single family units, account for most of the total units in Mitchell. However, the share of single family units decreased over the period.

TABLE 11.7
Detailed Housing Units by Type: 2010-2020

	Year	Total	1-unit detached	1-unit attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 + units	Mobile home	Boat, RV, etc.
Davison	2010	8,792	5,851	201	207	382	460	601	579	511	0
	2020	9,550	5,974	245	131	616	570	540	984	490	0
Mitchell	2010	7,018	4,303	184	200	359	460	578	540	394	0
	2020	7,855	4,430	238	105	584	570	540	983	405	0
Aberdeen	2010	12,030	7,168	424	267	836	1,188	679	928	540	0
	2020	13,435	7,272	527	494	713	883	1,153	1,803	547	43
Brookings	2010	8,379	3,835	481	268	256	829	980	947	783	0
	2020	9,922	4,689	651	215	417	836	1,139	1,204	771	0
Huron	2010	5,977	4,077	71	297	198	263	422	409	240	0
	2020	6,023	3,928	344	70	376	366	364	215	360	0
Pierre	2010	6,237	3,552	160	45	252	433	330	580	885	0
	2020	6,585	3,699	296	128	447	250	320	796	649	0
Spearfish	2010	5,168	2,063	366	106	429	437	559	552	656	0
	2020	5,482	2,563	607	147	353	228	448	614	522	0
Watertown	2010	9,871	6,663	392	336	547	289	200	531	913	0
	2020	10,579	6,462	579	381	618	680	357	664	838	0
Yankton	2010	6,094	3,936	307	98	243	294	380	582	254	0
	2020	6,710	4,206	396	64	277	348	680	613	126	0
South Dakota	2010	357,725	246,674	11,360	7,681	12,176	12,737	12,270	21,369	33,338	120
	2020	396,817	266,995	15,086	7,453	14,254	15,386	17,327	25,792	34,316	208

Source: 2010, 2020 US Census Table DP-4

Table 11.8 lists the value of homes in Mitchell and comparative towns for the years 2010 and 2020. One of the sources of community revenue is the property taxes generated through the value of owner-occupied dwelling units. In a developing community, the number of owner-occupied units with higher values should increase over time. The number of units valued between \$150,000 and \$300,000 nearly doubled between 2010 and 2020, from 946 to 1,848. **Table 11.8** shows the highest number of the Mitchell's owner-occupied housing units fall between \$100,000 and \$150,000 in value. An important statistic to note is the number of units valued between \$300,000 and \$500,000, which is more than double the number of units of the same value in 2010.

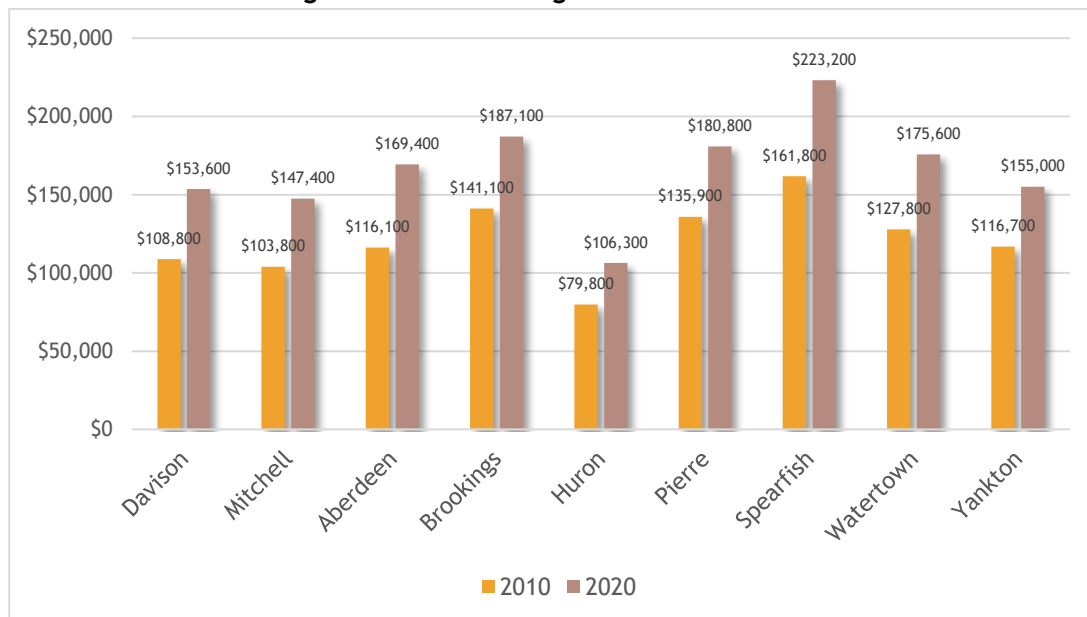
TABLE 11.8
Value of Owner-Occupied Housing Units - 2010 - 2020

	Year	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more	Median Value
Davison	2010	638	1,664	1,168	791	544	238	31	23	\$108,800
	2020	495	805	1,168	1,136	940	481	121	41	\$153,600
Mitchell	2010	495	1,305	990	506	323	117	17	23	\$103,800
	2020	397	664	985	917	664	267	56	14	\$147,400
Aberdeen	2010	700	2,190	1,818	1,173	695	310	33	0	\$116,100
	2020	457	848	1,444	1,669	1,579	850	178	0	\$169,400
Brookings	2010	510	449	1,134	899	513	197	29	0	\$141,100
	2020	407	393	526	1,125	1,393	472	123	0	\$187,100
Huron	2010	741	1,400	536	237	255	61	0	0	\$79,800
	2020	508	1,036	607	649	212	189	73	0	\$106,300
Pierre	2010	500	629	1,111	773	673	172	32	26	\$135,900
	2020	369	357	543	1,491	817	435	83	0	\$180,800
Spearfish	2010	552	227	299	607	522	223	11	34	\$161,800
	2020	202	253	184	428	807	635	85	18	\$223,200
Watertown	2010	678	1,432	1,617	1,062	635	327	116	16	\$127,800
	2020	524	673	952	1,396	1,501	682	174	30	\$175,600
Yankton	2010	300	1,033	1,042	636	287	169	85	0	\$116,700
	2020	179	712	1,033	916	718	455	61	15	\$155,000
South Dakota	2010	38,511	47,440	48,838	36,044	27,038	13,716	4,120	1,543	\$122,200
	2020	26,464	30,602	36,093	43,474	52,839	34,848	10,105	2,070	\$174,600

Source: 2010, 2020 US Census Table DP-4

Another measure of potential community tax revenue is the median housing unit value. **Figure 11.3** shows the change in median housing unit values in Mitchell, Davison County, and comparable communities. The median values in Mitchell increased by 42% between 2010 and 2020, from \$103,800 to \$147,400. The rate of increase of the median value in Mitchell was the second highest among the peer communities.

FIGURE 11.3
Change in Median Housing Unit Values: 2010-2020



There were key issues or influences which affect housing stock identified at the onset of this section. Many times, these items are not autonomous but have a correlation to each other either directly or indirectly. Value can be related to quality, age, and demand. Quality and age share a more indirect relationship. The data presented in **Table 11.9** examine the age of structures. Over one-fourth of the housing units in Mitchell were built before 1940.

The age of the Mitchell's and some select communities' housing stock is further illustrated in **Figure 11.4**. By graphing the years of construction, patterns emerge that show when there was a surge, or slowdown, in housing construction. We can infer some general periods tied to generations or historical trends by viewing the data. For example, most of the towns reported a "bump" in housing unit construction during the 1950s. History shows us that many homes were built in America under the "GI Bill," which provided low-interest loans for veterans returning from World War II. Another peak happened in the 1970s, which would reflect the subsequent Baby Boomer generation building homes, and so forth.

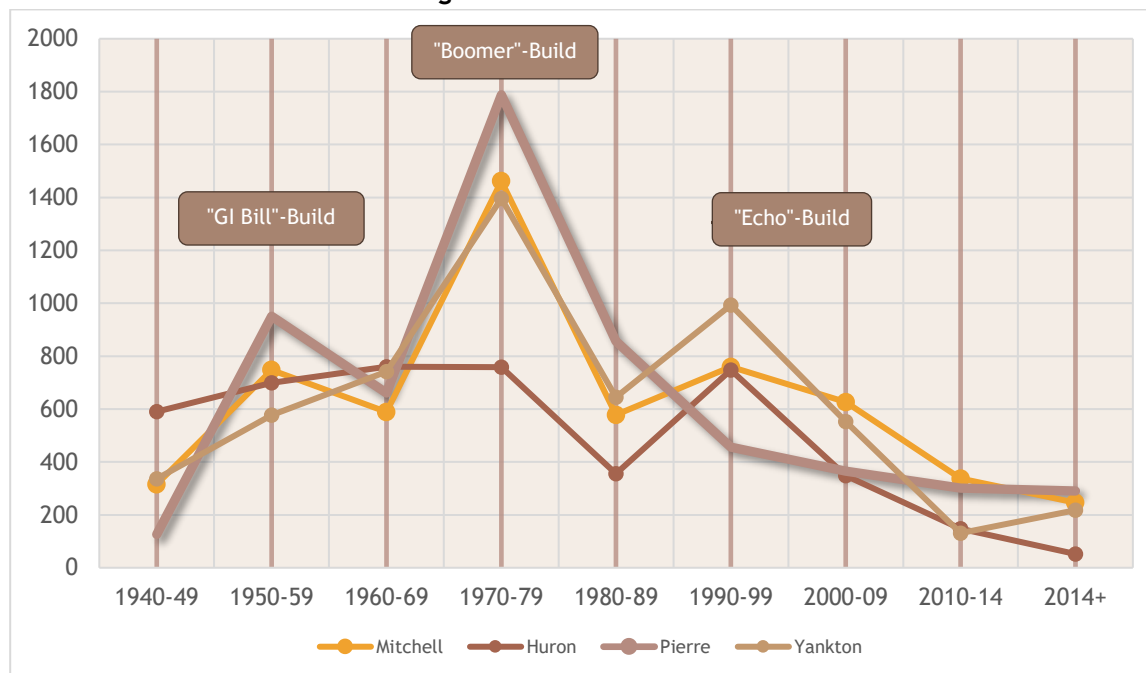


TABLE 11.9
Years of Construction - Housing Units - Through 2020

	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Davison	313	361	891	893	675	1,743	766	829	409	2,670
%	3.3%	3.8%	9.3%	9.4%	7.1%	18.3%	8.0%	8.7%	4.3%	28.0%
Mitchell	246	337	626	759	578	1,462	589	748	315	2,195
%	3.1%	4.3%	8.0%	9.7%	7.4%	18.6%	7.5%	9.5%	4.0%	27.9%
Aberdeen	911	717	1,021	1,012	1,131	2,384	1,399	1,676	695	2,489
%	6.80%	5.30%	7.60%	7.50%	8.40%	17.70%	10.40%	12.50%	5.20%	18.50%
Brookings	479	724	2,028	1,203	1,090	1,469	880	643	306	1,100
%	4.80%	7.30%	20.40%	12.10%	11.00%	14.80%	8.90%	6.50%	3.10%	11.10%
Huron	52	148	348	747	356	758	760	699	590	1,565
%	0.90%	2.50%	5.80%	12.40%	5.90%	12.60%	12.60%	11.60%	9.80%	26.00%
Pierre	290	301	365	456	856	1,788	660	951	126	792
%	4.40%	4.60%	5.50%	6.90%	13.00%	27.20%	10.00%	14.40%	1.90%	12.00%
Spearfish	328	426	893	920	561	678	516	395	128	637
%	6.00%	7.80%	16.30%	16.80%	10.20%	12.40%	9.40%	7.20%	2.30%	11.60%
Watertown	374	387	1,421	1,669	1,207	1,936	615	1,056	403	1,511
%	3.50%	3.70%	13.40%	15.80%	11.40%	18.30%	5.80%	10.00%	3.80%	14.30%
Yankton	217	131	553	993	645	1,396	741	577	336	1,121
%	3.20%	2.00%	8.20%	14.80%	9.60%	20.80%	11.00%	8.60%	5.00%	16.70%
South Dakota	18,750	16,954	55,234	50,640	37,980	64,536	32,818	34,472	16,455	68,978
%	4.7%	4.3%	13.9%	12.8%	9.6%	16.3%	8.3%	8.7%	4.1%	17.4%

Source: 2019 US Census Table DP-4

FIGURE 11.4
Housing Units - Years of Construction



Housing Projections

Tables 11.10, 11.11 and 11.12 present twenty-year housing projections for Davison County and Mitchell based on the town's distribution of housing types. The program provides production targets for various cost ranges of rental and owner-occupied units. The projections based on the following assumptions:

- The vast majority of new housing in the County will be at least 65 to 90% single family and 2 to 28% multi family housing. This is consistent to the 2018 owner/renter distribution of occupied housing in the County and its towns.
- Owner-occupied housing will continue to be higher-valued units based on recent building trends and home values.
- Lower-income households will generally be accommodated in rental development.

The analysis indicates a need for about 1,263 housing units in the next twenty years (2021-2040). Of the total unit demand, 715 will be single family units, 283 will be multi-family units, 67 will be mobile homes, and 197 would be infill or replacement of dilapidated units. The projections equate to approximately 60 total units per year over the twenty-year period. The unit projections are allocated by each town according to their share of the County's total population as shown in 11.11.

It is important to note that affordable housing can be addressed partially through a filtering process. Thus, a unit that meets the needs of a high-income, empty-nester household may encourage that household to sell their current home to a moderate-income family. Filtering processes rarely satisfy an affordable need on a one-to-one basis, but they do realistically address part of the market demand.

**Table 11.10, 2040 Housing Projection Summary
Davison County**

2040 Totals	
Projected Units	1,263
Infill/Replacement	197
Single Family Units	715
Multi-Family	283
Mobile Homes	67
Acres Needed	
Infill/Replacement	64
Single Family Units	437
Multi-Family	36
Mobile Homes	12
Total	549
30 % Markup (roads, market)	126
Total Residential Acres	675

Table 11.11, Share of County Population, 2020

Town/Area	Percent
Mitchell	78.80%
Mount Vernon	2.54%
Ethan	1.85%
Balance of Davison County	16.81%

Table 11.12 lays out the detailed acreage that will be needed to accommodate the housing units projected in Tables 11.10 and 11.11. If growth in the County and the subsequent towns follows the projected population and housing units, over 675 acres of land will be needed for residential development. The projections were based on the following densities and assumptions:

In Towns:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

In Rural Areas:

- Single family units at 1 unit/acre
- Multi family units at 4 units/acre
- Manufactured homes at 4 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

The total number of new housing units projected in Mitchell is 972 units by 2040. Applying the unit type and density assumptions we can conclude that there will be about 240 net acres of land in demand for residential use in Mitchell. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 311 acres. **Table 11.12** provides a detailed breakdown of unit types and residential land needed over the planning period in Mitchell.

Table 11.12: Mitchell's Share of Units and Acreage Needed

	2021-2025	2026-2030	2031-2035	2036-2040	Total
Projected Units	233	240	246	253	972
Infill/Replacement	37	38	39	40	153
Single Family Units	117	120	124	127	489
Multi-Family	65	67	69	71	272
Mobile Homes	14	14	15	15	58
Net Acres Needed	57.45	58.98	60.55	62.17	239.16
30 % Markup (roads, market, etc.)	17.24	17.69	18.17	18.65	71.75
Total Acres Needed	74.69	76.68	78.72	80.82	310.90

EDUCATION

The health of a community's income can be measured to some degree by the level and quality of education of its residents. Education may be reviewed from three perspectives:

- 1) Educational attainment;
- 2) Status of the existing systems; and
- 3) Opportunities for residents.

The level of traditional educational attainment is presented in **Tables 11.13**. The data reveal a trend toward a higher percentage of residents attaining a higher level of education in Mitchell. In 2020, 92% of Mitchell's population has at least a high school diploma or higher and 28% hold a bachelor's degree or higher. Cities that are home to colleges and universities such as Brookings (South Dakota State University) and Spearfish (Black Hills State University) have a higher concentration of residents with advanced degrees.

Table 11.13
Educational Attainment - 2020

Entity	< 9th	9-12 No Diploma	High School Graduate	Some College	A.A or A.S.	B.A. or B.S.	MA or PHD	% High School Plus	% B.A./B.S. Plus
Davison	2.7%	6.3%	32.3%	21.4%	11.3%	19.4%	6.7%	91.0%	26.0%
Mitchell	2.0%	6.3%	30.7%	21.7%	11.5%	20.6%	7.2%	91.7%	27.8%
Aberdeen	3.0%	4.0%	29.7%	19.5%	10.9%	22.4%	10.6%	92.9%	32.9%
Brookings	1.2%	2.8%	21.1%	19.6%	6.7%	30.2%	18.3%	95.9%	48.5%
Huron	10.0%	8.3%	30.8%	18.0%	9.3%	14.5%	9.1%	81.7%	23.7%
Pierre	1.0%	3.1%	29.1%	20.2%	9.3%	25.5%	11.7%	95.9%	37.2%
Spearfish	0.7%	3.3%	22.7%	23.7%	7.0%	28.6%	14.0%	96.0%	42.6%
Watertown	3.7%	6.4%	32.7%	21.5%	14.9%	15.3%	5.5%	89.9%	20.8%
Yankton	3.6%	5.9%	28.7%	21.0%	11.6%	15.7%	13.5%	90.5%	29.1%
South Dakota	2.8%	5.0%	30.2%	21.1%	11.6%	20.1%	9.2%	92.2%	29.3%

Source: 2019 Census, Summary File 3

A second issue to consider in reviewing education is the status of existing educational systems. **Table 11.14** provides a statistical overview of school districts in the study area. The acronym A.D.M. represents "average daily membership" or enrollment, which is calculated by the South Dakota Department of Education in an effort to establish a baseline for state financial assistance. the dollars per ADM in Mitchell is \$9,090, which is about the median value of the school districts in the study area. The student/teacher ratio is similar among all school districts in the area. The average salary of teachers in the school districts is comparable as well. Only Yankton's teachers are paid more than Mitchell in the study group.

Table 11.14
School District Profiles 2020-2021

Entity	PK-12 Enrolled	Student/Staff Ratio	ACT Score*	K-12 Certified Teachers	Average Salary	Average Years Exp.	Advanced Degrees %	Dollars per ADM	General Fund Balance
Mitchell	2,791	15.1	21.9	184.2	\$52,344	15.2	44.7%	\$9,090	\$7,503,741
Aberdeen	4,477	14.9	22.0	299.8	\$50,220	13.3	47.5%	\$9,477	\$7,304,248
Brookings	3,344	14.1	23.7	235.6	\$47,870	14.4	41.7%	\$9,159	\$5,944,169
Huron	2,775	16.2	21.6	170.9	\$51,257	12.9	37.6%	\$9,966	\$4,758,625
Pierre	2,767	16.1	22.5	171.4	\$50,526	13.2	29.2%	\$8,680	\$7,645,503
Watertown	3,951	16.6	21.9	237.9	\$51,414	14.5	34.6%	\$8,629	\$8,885,677
Yankton	2,952	17.3	21.8	170.4	\$52,957	16.9	49.1%	\$9,238	\$6,821,192

Source: South Dakota Department of Education

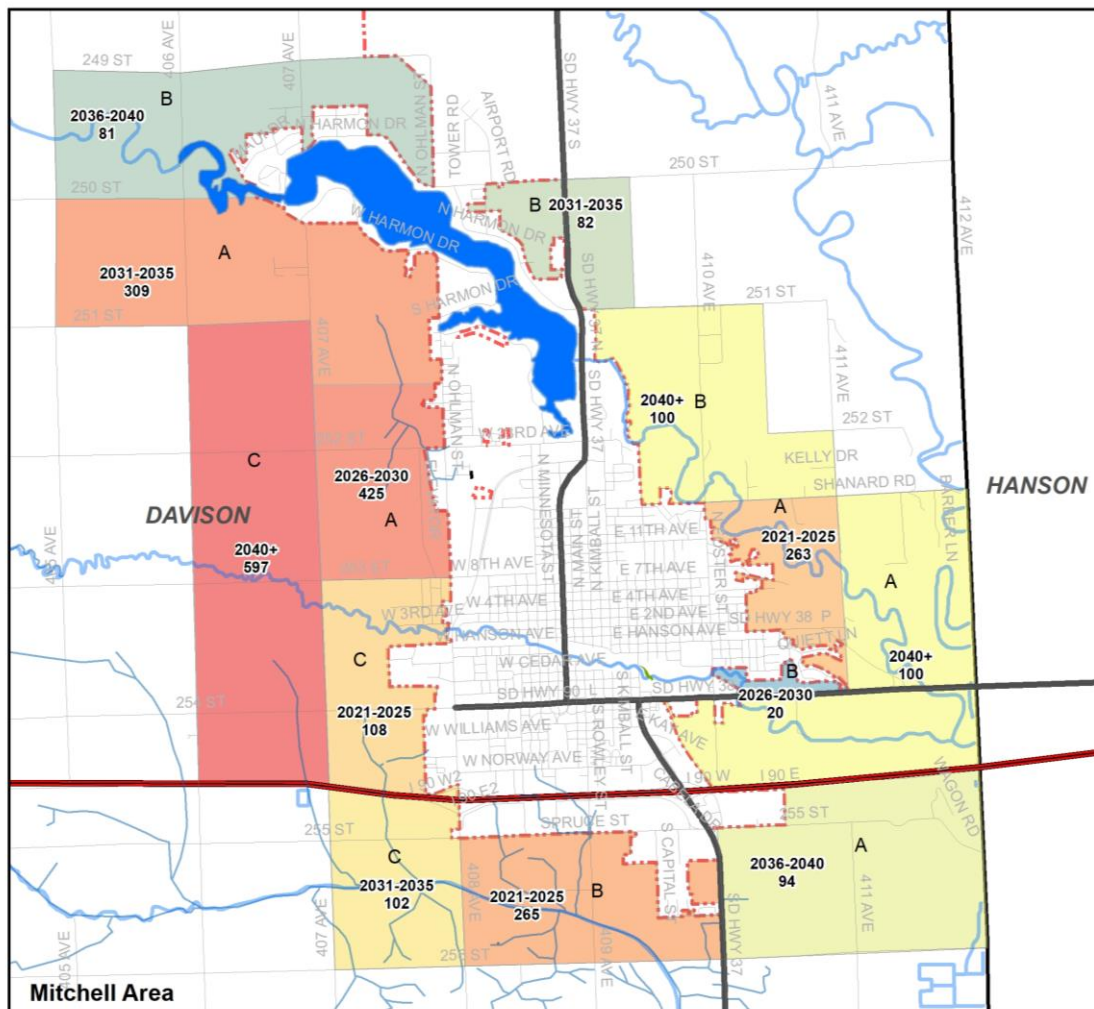
The map displays the Mitchell, South Dakota area, highlighting various educational institutions and transportation routes. Key schools identified include Mitchell Christian School, G.B. Rogers Elementary, Mitchell Middle School, Mitchell Sp... High School, Mitchell Tech Institute, Second Chance High School, Longfellow Elementary, Mitchell Tech Inst WEST, Dakota Wesleyan university, L. B Williams Elementary, and Mitchell Tech Inst East. Major roads such as SD HWY 27, SD HWY 38, and SD HWY 39 are clearly marked. The map also shows the proximity of the Mitchell area to the Missouri River.

Mitchell has identified growth areas totaling 3,265 acres in and around the community that are suitable for future development. These areas could yield over 3,917 housing units if developed at 1.5 units per acre. **Table 11.16** shows the projected number of youth that the growth areas in Mitchell may produce. In all, the potential for over 1,749 youth exists in the identified growth areas by 2040.

	2021-2025			2026-2030			2031-2035			2036-2040			2040+		
RESIDENTIAL AREAS	A	B	C	A	B	C	A	B	C	A	B	A	B	C	
Gross Acres	583.0	645.0	328.0	638.0	80.0	0.0	1,884.0	522.0	871.0	933.0	1,428.0	1,734.0	1,232.0	1,485.0	
Limitations (Acres)	109.0	46.0	64.0	33.0	22.0	0.0	38.0	10.0	157.0	148.0	279.0	574.0	167.0	136.0	
Developed Acres	140.0	263.0	126.0	65.0	32.0	0.0	437.0	137.0	248.0	142.0	498.0	475.0	378.0	243.0	
Developable Acres	334.0	336.0	138.0	540.0	26.0	0.0	1,409.0	375.0	466.0	643.0	651.0	685.0	687.0	1,106.0	
% ROW, Public, Etc.	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	40.0%	
Net Acres	233.8	235.2	96.6	378.0	18.2	0.0	915.9	243.8	302.9	418.0	423.2	445.3	446.6	663.6	
Unit Density	2.5	2.5	2.5	2.5	2.5	2.5	0.8	0.8	0.8	0.5	0.5	0.5	0.5	2.0	
Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	211.0	222.0	223.0	1,327.0	
Units/Lots Sold-Built	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.0	0.0	0.0	0.0	
Net Unit Capacity	584.0	588.0	241.0	945.0	45.0	0.0	686.0	182.0	227.0	208.0	181.0	222.0	223.0	1,327.0	
People/Household	2.15	2.15	2.15	2.15	2.15	2.15	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.15	
Population Projection	1,255.0	1,264.0	518.0	2,031.0	96.0	0.0	1,440.0	382.0	476.0	436.0	380.0	466.0	468.0	2,853.0	
Youth Projection (.45/HH)	263	265	108	425	20	0	309	82	102	94	81	100	100	597	

Figure 11.6 shows the areas and phases of growth in Mitchell. The areas are shaded and labeled according to the estimated youth population in the growth areas' timeframe. The map reveals that the northern and western areas of Mitchell will generate the most youth by 2040 and beyond. Some areas that appear large geographically show fewer youth. This is due to the lower potential for residential development because of physical limitations, current development and other uses projected for the area.

Figure 11.6, Projected Youth Population in Future Growth Areas



The next step in the planning process includes examining the inventory of existing school locations with respect for their capacity, condition, and accessibility for the distribution of projected future enrollment. Land use plans can address the potential for expanding and otherwise adapting school buildings and sites and also assess the availability and suitability of vacant or renewable land for new sites. A planning task force will need to establish guidelines in terms of enrollment, site size and location, service area, and the type of improvements needed based on building size and condition as well as the need for new buildings.

The number of estimated youths in each growth area were delineated into school-age groups; 5-9, 10-14, and 15-19 years of age. The population for each age group was based on the current population figures for the County and the percentage of each age group is applied to the population projection for each growth area. The resulting populations are then assigned as potential elementary, middle or high school students based on their ages.

The building capacities of the existing school facilities in Mitchell were analyzed to determine if the existing buildings could accommodate future students. Growth area projections were compared to elementary school service areas in order to assign younger students to the proper school building.

Table 11.17 shows the current enrollments in Mitchell School District facilities and each building's student capacity. The table lists the enrollments compared to the capacities for each school building. The middle column of the table displays the number of estimated students from the growth areas that are assigned to

each building. The columns to the right of the projections illustrate the enrollment and capacity scenarios in 2040 for each school facility.

The column titled “Enrollment to Capacity” shows whether the projected 2040 enrollments at each school building exceed each building’s capacity. A positive number indicates over-capacity at the school. A negative number shows that school maintains its capacity to accommodate the projected future enrollment. The final two columns analyze the possible actions to address school capacity issues. If a positive number is shown in the Enrollment/Capacity column, then the additional square footage needed to accommodate the estimated enrollment is calculated based on the following assumptions: 100 square feet per student at elementary schools, 130 square feet per student at middle schools, and 140 square feet per student at high schools.

Table 11.17 - Davison County School Building Analysis

	2020		2020-2040			2040		
	Enrollment	Building Capacities (Students)	Remaining Capacity	Projections Assigned To School	Projected Enrollment	Enrollment to Capacity	New School Needed?	Additional Sq. Ft. Needed
Elementary								
LB Williams	513	600	87	180	693	93	Possible Addition	9,277
Gertie Bell Rogers	424	500	76	294	718	218	Possible	28,303
Longfellow	347	450	103	91	438	(12)	No	
Middle School	638	800	162	540	1178	378	Possible Addition	49,133
High School	777	1200	423	644	1421	221	Possible Addition	30,983

It is difficult to determine at which point does deficient capacity triggers the need for an entirely new school building. The Mitchell Middle School and High School buildings need enough square feet in order to serve future enrollments that a sizeable addition may be warranted. There are enough projected elementary students in the north and western areas of Mitchell that it may be more economical to construct a new elementary school building to relieve growing pressure on Gertie Bell Rogers Elementary.

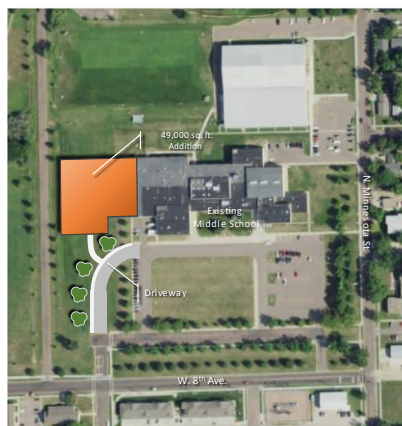
The following images show the spatial relationship between the existing school buildings and the estimated square footage needed.

School Addition Concepts

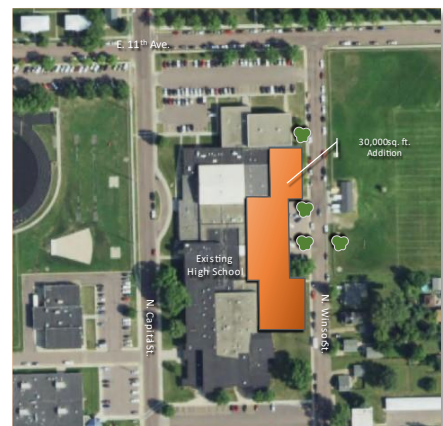
LB Williams Elementary



Mitchell Middle School



Mitchell High School



There are several educational opportunities for the residents of Mitchell to explore. A higher-educated population can lead to skilled occupations and higher paying positions. Two institutions; Dakota Wesleyan University and Mitchell Technical College (MTC), offer a variety of degrees in programs which lead to skilled jobs. Both colleges are located ten miles away in Mitchell. **Table 11.18** below shows the top five programs between Dakota Wesleyan and MTC and the number of graduates in each program.

TABLE 11.18; Top Programs by Number of Graduates

Health Professions and Related Programs	148
Business, Management, Marketing, and Related Support Services	83
Agriculture, Agriculture Operations, and Related Sciences	61
Construction Trades	60
Engineering Technologies and Engineering-Related Fields	5

Employment

Employment statistics are like other areas in that there are industry specific categories or definitions. Four definitions are used in reviewing employment data. **Table 11.19** detail the employment status within the county, state and comparative towns.

- **Civilian labor force:** All persons age 16 years old and older, classified as employed or unemployed. Persons not included are active duty members of the U.S. Military, students, homemakers, retired workers, seasonal workers not looking for work, inmates, disabled persons, and those doing unpaid family work of less than 15 hours a week.
- **Labor force:** The civilian labor force, consisting of all people age 16 and over classified as employed or unemployed along with members of the U.S. Armed Forces.
- **Employed:** All civilians 16 years old and over who were either at work or had a job but were not at work due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Does not include people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations.
- **Unemployed:** All civilians 16 years old and over are classified as unemployed if they did not have a job or had a job but not working and were actively looking for work during the last 4 weeks, and were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Table 11.19 provide an overview of the labor force. In 2020 Mitchell and the comparison towns all had fairly low unemployment rates compared to the State.

TABLE 11.19
Employment Status Comparison - 2020

Entity	Persons Age 16 and Above	In Labor Force	Civilian Labor Force	Employed	Unemployed	Armed Forces	Not In Labor Force	Percent
Davison	15,319	10,762	10,762	10,391	371	0	4,557	3.4%
Mitchell	12,134	8,538	8,538	8,198	340	0	3,596	4.0%
Aberdeen	20,718	14,613	14,613	14,278	335	0	6,105	2.3%
Brookings	18,341	12,696	12,651	12,014	637	45	5,645	5.0%
Huron	9,671	6,554	6,554	6,253	301	0	3,117	4.6%
Pierre	10,737	8,044	7,965	7,846	119	79	2,693	1.5%
Spearfish	8,491	5,652	5,631	5,361	270	21	2,839	4.8%
Watertown	16,584	11,735	11,722	11,206	516	13	4,849	4.4%
Yankton	11,769	7,316	7,292	7,086	206	24	4,453	2.8%
South Dakota	623,566	433,669	430,311	410,156	20,155	3,358	189,897	4.7%

Source: 2020 Census Table DP-3

Previous information dealt with unemployment while the next section examines the employment base in Mitchell. The industry classifications within the following tables are provided by the U.S. Census Bureau and are designed to group similar occupations together for the purpose of statistical analysis. The various classifications have been revised in recent years, which may result in shifts within categories when comparing earlier and more recent data sets. **Table 11.20** identifies the major employment industries Mitchell as well as their growth or decline between 1990 and 2020.

TABLE 11.20
Mitchell Employment by Industry - 1990 - 2020

Industry	1990	2000	2010	2020	% Change 1980-2019
Agriculture/Forest/Fish/Mining	117	199	240	241	106.0%
Construction	357	526	525	576	61.3%
Manufacturing	1,071	1,152	993	999	-6.7%
Wholesale Trade	174	234	180	309	77.6%
Retail Trade	1,107	1,050	1,381	990	-10.6%
Trans., Warehouse, & Utility	393	221	152	224	-43.0%
Information	*	211	107	264	*
Finance/Insurance/Real Estate	267	376	244	560	109.7%
Professional Services	483	407	526	460	-4.8%
Education/Health/Social Services	1,414	1,718	2,038	1,908	34.9%
Arts, Entertain./Rec./ Accom./Food	582	664	1,244	944	62.2%
Other Services	377	452	337	391	3.7%
Public Administration	232	184	231	395	70.3%
Total	6,574	7,394	8,198	8,261	25.7%

Source: 2000 Census Table DP-3; 1990 Census CP-2-43 T146; 1980 Census PC80-1-C43 T178

The thirty-year period between 1990 and 2020 was a time when transportation/warehousing experienced a significant decline in employment in Mitchell. The same period saw dramatic increases in the agricultural, construction, wholesale trade, finance, arts/entertainment/rec and public administration sectors.

Table 11.21 focuses on occupations in Mitchell for the previous thirty years. While the whole number of persons employed in farming occupations has remained low, the rate of employed persons in farming occupations has grown by 75%, only second to the rate of growth in the management field.

TABLE 11.21
Mitchell Occupations - 1990 - 2020

	1990	2000	2010	2020
Management & Professional Services	1,519	2,037	2,254	2,695
Service	1,280	1,375	1,876	1,451
Sales and Office	2,013	1,882	2,129	1,944
Farming, fishing, and forestry	82	57	107	144
Construction & Maintenance	637	737	657	751
Production & Transportation	1,043	1,306	1,175	1,276
Total Employed: Age 16 and Above	6,574	7,394	8,198	8,261

Source: 2020: ACS 5-Year Estimates Subject Tables, S2401 2000 Census Table DP-3; 1990 Census CP-2-43 T145

Table 11.22 includes a list of the five largest primary employers in Mitchell as well as the number of persons employed at each business. Primary employers are those who provide full time positions which afford opportunities to attract employees. The top two employers, who represent the education and public service sectors, employ nearly 51 persons.

TABLE 11.22
Major Employers in Mitchell

Rank	Employer and Place	Product / Service	Employees
1	Avera Queen of Peace Health Services	Healthcare	715
2	Trail King Industries	Manufacturing of Trailers	775
3	Mitchell School District	Education	450
4	Wal-Mart	Retail	240
5	Graphic Packaging	Color Printed Packaging	240
6	AKG North America	Heat Exchangers	220
7	City of Mitchell	Government	210
8	Twin City Fan	Commercial/Industrial Fans	220
9	Firesteel Healthcare	Healthcare	180
10	Innovative Systems	Communications Software	170
11	Lifquest	Special Needs Clients	157
12	Vantage Point Solutions	Communications Engineering	155

Commuting

Commuting data includes where people work (including from work from home), when their trip starts, how they get there, and how long it takes. Commuting data helps policy makers and planners make decisions related to transportation infrastructure. Some of the topics included in the American Community Survey data include travel time, means of transportation, time of departure for work, vehicles available, and expenses associated with the commute. The ACS also asks workers about their place of work, the geographic location of their job.

Mitchell residents who are in the labor force primarily drive alone to work according to **Table 11.23**. The percentage of those who drive their own vehicle rose from 84.3% in 2010 to 89.3% in 2020. The percentage of people who walked to their job decreased significantly from 7.0% in 2010 to 3.3% in 2020.

TABLE 11.23
Mitchell Commuting Data - 2010 - 2020

Mode of Transportation	2010	2020
	Percent	Percent
Workers 16 years and over	8,057	8,122
MEANS OF TRANSPORTATION TO WORK		
Car, truck, or van	84.3	89.3
Drove alone	78.3	84.3
Carpooled	5.9	4.9
In 2-person carpool	4.5	2.3
In 3-person carpool	0.5	1.1
In 4-or-more person carpool	1.0	1.5
Workers per car, truck, or van	1.04	1.03
Public transportation (excluding taxicab)	0.9	1.7
Walked	7.0	3.3
Bicycle	2.8	0.2
Taxicab, motorcycle, or other means	2.6	2.1
Worked from home	2.3	3.4

Source: 2000 Census Summary File 3; 1990-1980 Census Summary File 3

Table 11.24 shows that over half of the workers in Mitchell travel less than 10 minutes to work in 2020. The ability of people to go from place to place more efficiently has greatly increased areas for potential labor force.

TABLE 11.24
Mitchell Worker Commute Times

Commute Time	Percent
Less than 10 minutes	52.9
10 to 14 minutes	26.0
15 to 19 minutes	10.1
20 to 24 minutes	3.6
25 to 29 minutes	2.0
30 to 34 minutes	0.8
35 to 44 minutes	0.3
45 to 59 minutes	0.2
60 or more minutes	4.0
Mean travel time to work (minutes)	11.0

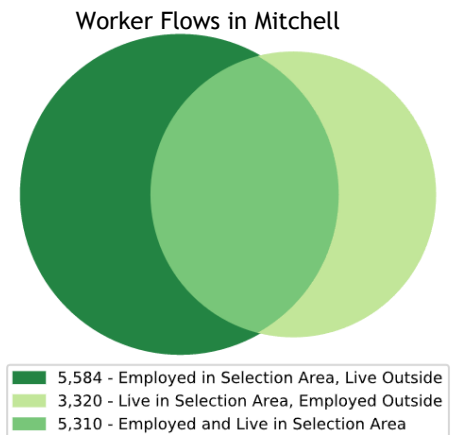
Source: ACS, 2020

Worker Flows

When information about workers' residence location and workplace location are coupled, a *commuting flow* is generated. The origin-destination flow format describes the interconnectedness between communities, including the interchange of people, goods, and services. product development purposes. Using OnTheMap, we can conclude the following for Mitchell residents and workers:

- 5,584 people are employed in Mitchell, but live somewhere outside of town.
- 5,310 people both reside and work in Mitchell
- 3,320 live in Mitchell, but travel elsewhere for work

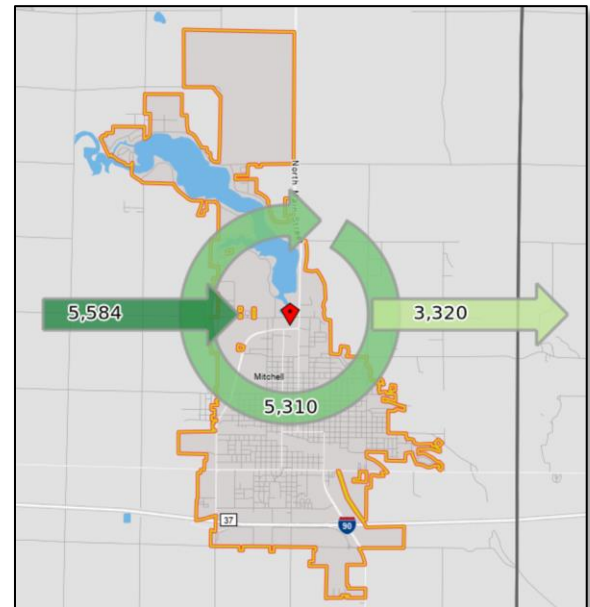
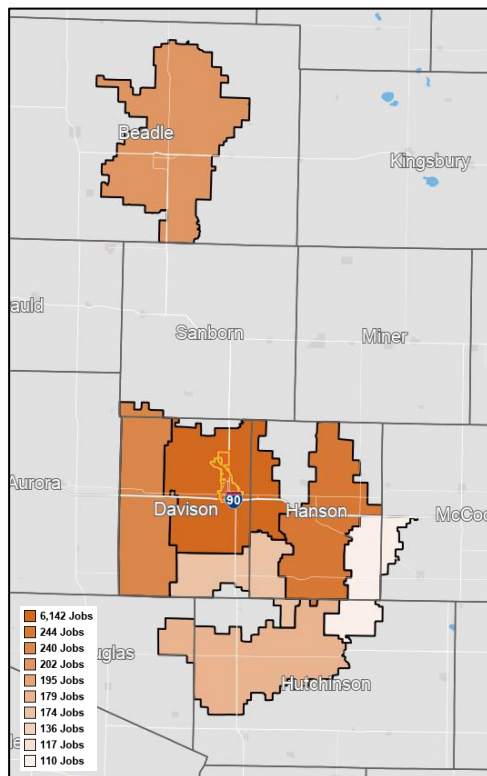
Mitchell may be considered a “job center” for the region. The number of residents who live and work in town is equal or less than the number of workers who travel from elsewhere to work in Mitchell. The graphics at right show the dynamics of worker inflow and outflow in Mitchell. A “job center” would have a larger dark circle on the left of the graphic compared to the lighter circle on the right.



In **Figure 11.7**, job locations for residents of Mitchell are shown by zip codes. The number of workers from Mitchell in each zip code are shown by graduated colors. The darker colors represent more workers who live in Mitchell and work in that zip code. According to Figure 5.5, most people who live in Mitchell, travel to the Mitchell area (57301) to work.

FIGURE 11.7

Top Home Locations for Mitchell Workers by Zip Code

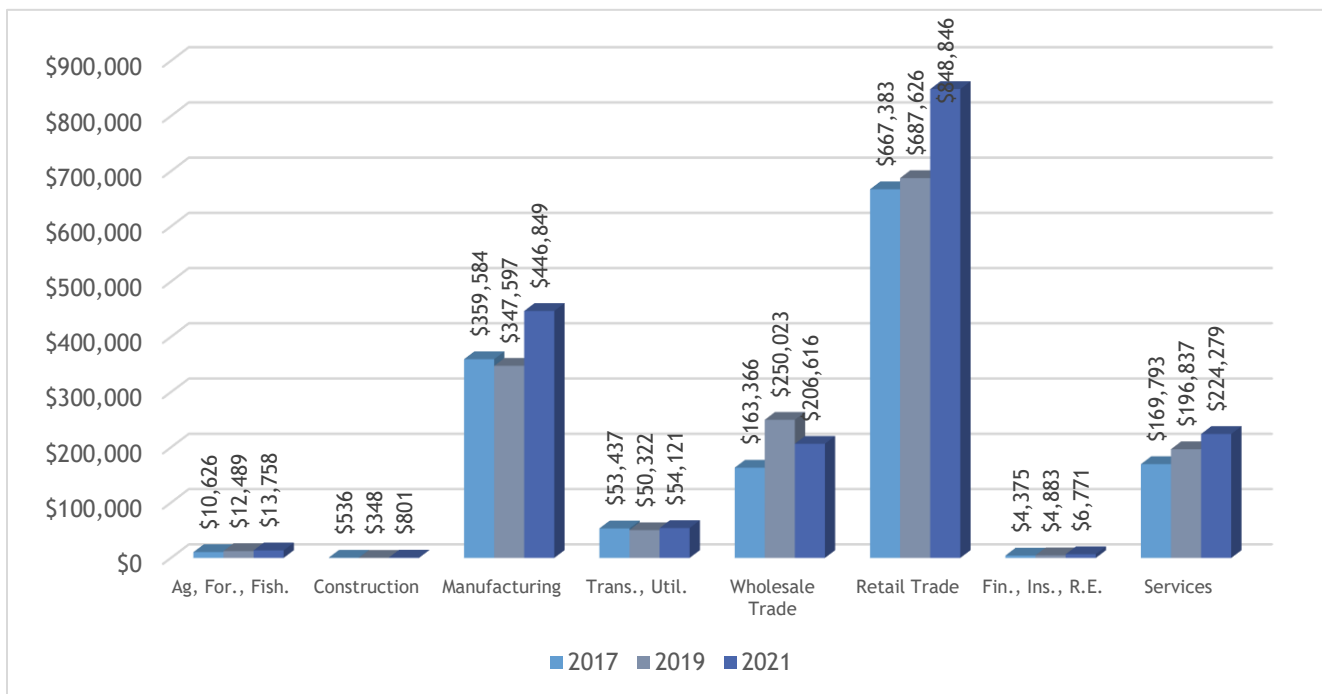


Business Taxes

The state of an economy is measured with numerous factors one of which is sales. Sales may be used to measure the relative “health” of an economy, primarily as it is perceived by the general public. Consumers reflect their confidence in an economy through spending habits.

Figure 11.8 illustrates the recent trends in general gross sales in Mitchell. Retail trade is the strongest sector in Mitchell, while Construction lags behind the other sectors in terms of sales. The Manufacturing sector “rebounded” from a decrease in sales between 2017 and 2019 to an increase of \$100 million between 2019 and 2021. Wholesale reported a decline between 2019 and 2021, from \$250 million to \$206 million. Sales in the Services sector have steadily increased by 32% from 2017 to 2021 from \$169 million to \$224 million.

FIGURE 11.8
Mitchell- General Gross Sales (\$000's)
2017-2021



Source: SD Dept of Revenue, South Dakota Sales and Use Tax Report 2017-2021

Income

There are several factors to consider in obtaining an accurate understanding of local population characteristics. One of these items is wealth or income. Wealth is affected by numerous variables, but for the majority of the population it is directly tied to income, which is influenced by employment.

The median incomes (per capita, household, and family) of the comparative cities for 2010 and 2020 are shown in **Table 11.25**. The median per capita income in Mitchell grew by 38.4% between 2010 and 2020. Median household income increased by 15.2% in the same period, and family income increased by nearly 40%.

TABLE 11.25
Median Incomes, 2010-2020

	Per Capita Income			Household Income			Family Income		
	2010	2020	% Change	2010	2020	% Change	2010	2020	% Change
Davison	\$22,794	\$30,006	31.6%	\$41,867	\$48,267	15.3%	\$54,677	\$75,404	37.9%
Mitchell	\$22,627	\$29,340	38.4%	\$39,345	\$45,318	15.2%	\$49,821	\$69,684	39.9%
Aberdeen	\$23,121	\$31,992	38.9%	\$41,718	\$56,455	35.3%	\$58,109	\$82,123	41.3%
Brookings	\$19,519	\$27,116	12.4%	\$39,403	\$53,845	36.7%	\$67,005	\$84,464	26.1%
Huron	\$22,379	\$25,143	20.8%	\$38,474	\$48,374	25.7%	\$58,343	\$58,272	-0.1%
Pierre	\$27,983	\$33,797	46.2%	\$52,534	\$68,263	29.9%	\$71,065	\$85,320	20.1%
Spearfish	\$25,354	\$37,077	24.2%	\$33,713	\$50,072	48.5%	\$60,327	\$83,226	38.0%
Watertown	\$23,636	\$29,346	24.9%	\$39,970	\$52,145	30.5%	\$57,988	\$71,298	23.0%
Yankton	\$25,312	\$31,615	38.4%	\$42,956	\$54,278	26.4%	\$61,911	\$69,905	12.9%
South Dakota	\$24,110	\$31,415	30.3%	\$46,369	\$59,896	29.2%	\$58,958	\$77,042	30.7%

Table 11.26 contain household income figures for Mitchell and comparable cities. In 2020 the majority of households (1,344) reported income in a single income category between \$35,000 and \$50,000. This appears to be an exception among most of the towns in the study group where the majority of households earn between \$50,000 and \$75,000. Several households (1,028) in Mitchell earned between \$25,000 and \$35,000.

TABLE 11.26
Household Income 2020

Entity	Under \$10,000	\$10,000-\$14,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000-\$199,999	\$200,000 & Above
Davison	503	568	795	1,130	1,543	1,138	1,080	1,233	407	254
Mitchell	461	512	664	1,028	1,344	943	870	823	287	154
Aberdeen	664	480	1,324	1,234	1,635	2,464	1,709	1,667	584	426
Brookings	468	496	870	644	1,666	1,803	1,258	1,271	356	209
Huron	416	141	574	845	944	1,112	737	553	98	139
Pierre	221	229	460	811	616	1,053	1,069	1,159	359	146
Spearfish	186	401	596	489	876	679	673	660	235	308
Watertown	600	620	905	961	1,615	1,910	1,267	1,255	291	340
Yankton	227	325	584	744	1,094	1,289	887	770	190	199
South Dakota	18,482	14,295	30,094	34,679	47,410	66,588	50,831	52,445	17,582	15,472

Poverty

Salary data represent the income side of a family or household cash flow though without an accurate list of expenses it is difficult to see how a family or household is fairing. The one social indicator with statistical data is poverty related information. **Table 11.27** provides an overview of poverty numbers and percentages for 2010 to 2020 within the comparative towns. The percent of Mitchell residents living at or below poverty level decreased by just over 1 percentage point between 2010 and 2020 from 16.0% in 2010 to 14.9% in 2020. The overall percentage of those in poverty remains higher than Davison County and South Dakota. The percentage of families in poverty in Mitchell increased between 2010 and 2020, from 7.5% to 8.4%.

TABLE 11.27
Number and Percent in Poverty - 2010 - 2020

Entity	Persons		Families	
	2010	2020	2010	2020
Entity	Percent	Percent	Percent	Percent
Davison	13.8%	13.0%	6.9%	7.7%
Mitchell	16.0%	14.9%	7.5%	8.4%
Aberdeen	12.0%	11.6%	6.3%	7.6%
Brookings	25.1%	17.6%	6.9%	8.4%
Huron	15.5%	17.3%	8.1%	16.7%
Pierre	10.0%	14.8%	7.6%	11.5%
Spearfish	15.2%	12.6%	9.9%	5.0%
Watertown	14.1%	15.4%	10.0%	9.5%
Yankton	12.8%	12.0%	6.1%	3.7%
South Dakota	13.7%	12.8%	8.7%	8.0%

Sources: 2000 Census, CP-2-431994; 1990 Census, CP-2-43; 1980 Census, PC80-1-C43

Land Use in Mitchell

Figure 11.9 shows the existing land use patterns in the Mitchell area. Residential uses occupy most of the land in Mitchell. The downtown is evident in Figure 6.7 by the tighter street pattern and the commercial uses two blocks east and west of Main Street. Highway-oriented commercial land uses are found along the SD Highway 38 and Sanborn Boulevard corridors. Region-serving commercial uses are found at the intersections of major roadways and the interstate. Much of the land around the edge of Mitchell is used for industrial purposes along arterial roads with residential uses and rural homes making up the balance of the fringe area.

Figure 11.9: Existing Land Use, Mitchell Area

Conceptually, Mitchell's urban form may expand to the west over the long term to accommodate new neighborhoods and employment areas. Meanwhile, areas within the city boundaries are ripe for preservation. Some neighborhoods surrounding downtown are in need of housing rehabilitation, as shown by the bright yellow blocks on **Figure 11.10**. Other places at key intersections are potential areas for "reimagining" a new vision for mixed use neighborhoods. The intersection of North Main Street and the SD Hwy 37 bypass (the "Shopko" area) is a good example of this concept. The Forward 2040 Vision Report for Mitchell suggests incorporating a neighborhood approach to community planning. This can be implemented through the distribution of "service nodes" throughout the community, as shown by the red points in **Figure 11.10**. The service nodes can act as social condensers for the immediate neighborhoods; meeting the daily needs of residents in the neighborhood (eating, personal services, convenience stores, telecommuting centers, etc.).

Because health care and education are noted as significant employment centers in Mitchell, the areas surrounding the Dakota Wesleyan and Mitchell Technical College campuses and the Avera Grassland campus in southern Mitchell could be developed into a broader "innovation district." Leading-edge anchor institutions and companies could cluster and connect with start-ups, business incubators and accelerators. They are also physically compact and technically-wired and offer mixed-use housing, office, and retail. This potential district is marked by the orange circles in **Figure 11.10**. The blue symbols in **Figure 11.10** mark strategic "community gateways" in Mitchell. Community gateways may be landscaped sign installations that announce to motorists that they are entering a community or a specific neighborhood. Gateways can help visitors with wayfinding in town as well as contribute to Mitchell's sense of place.

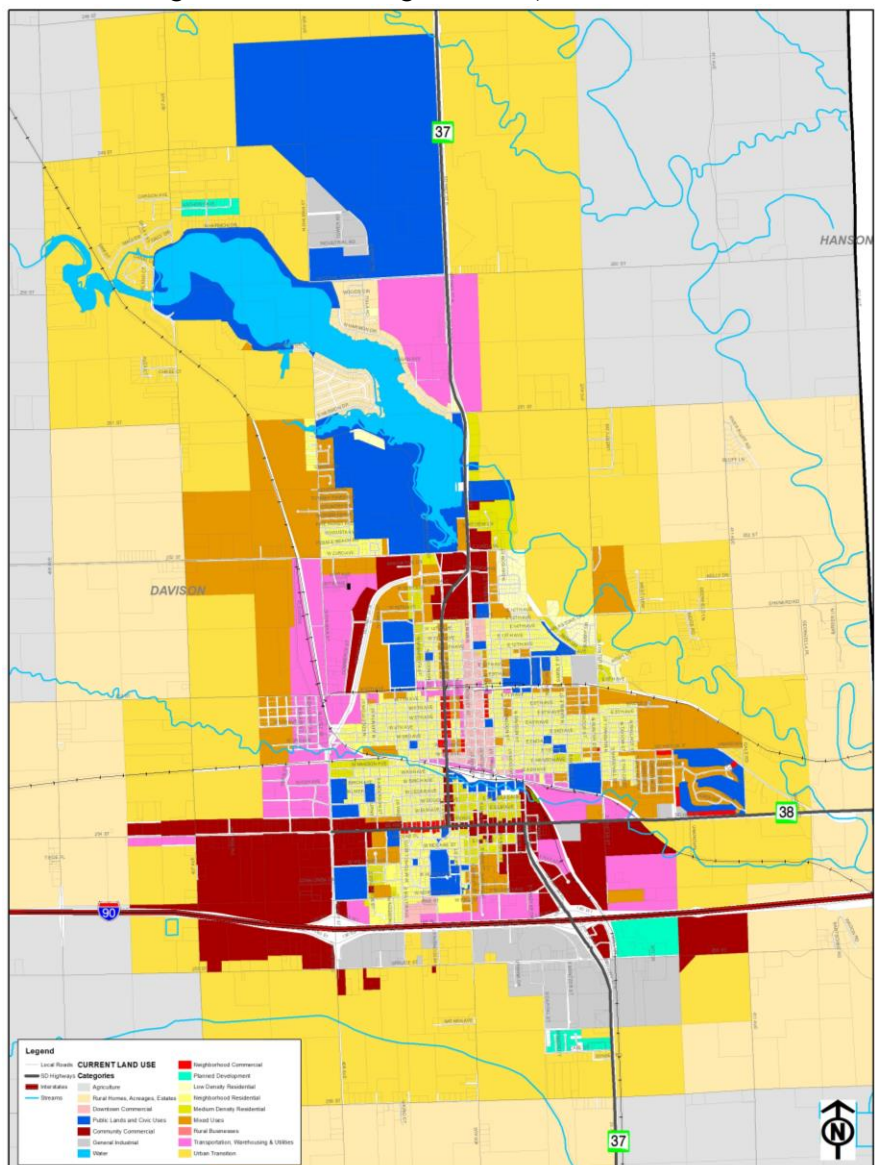
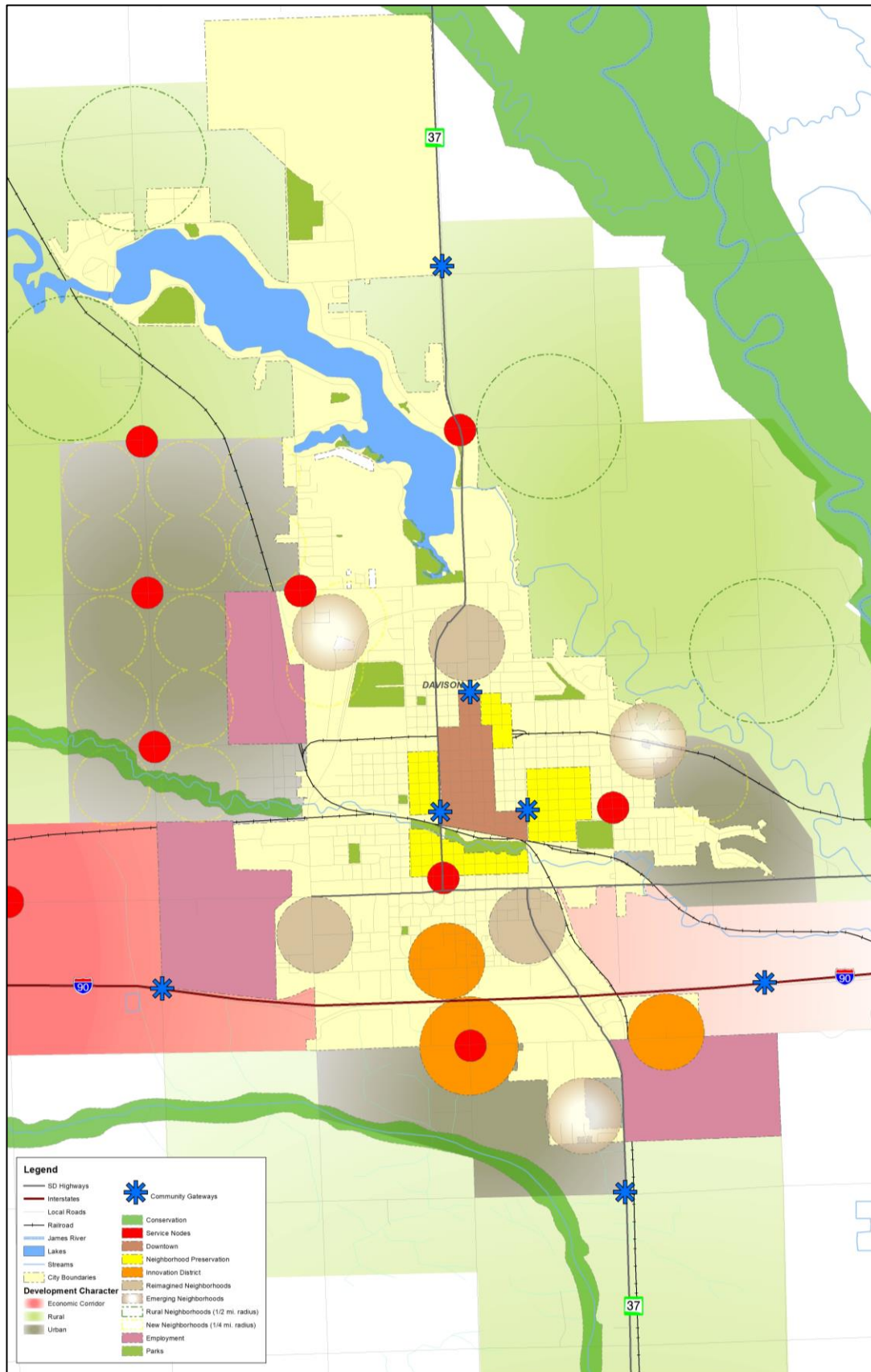
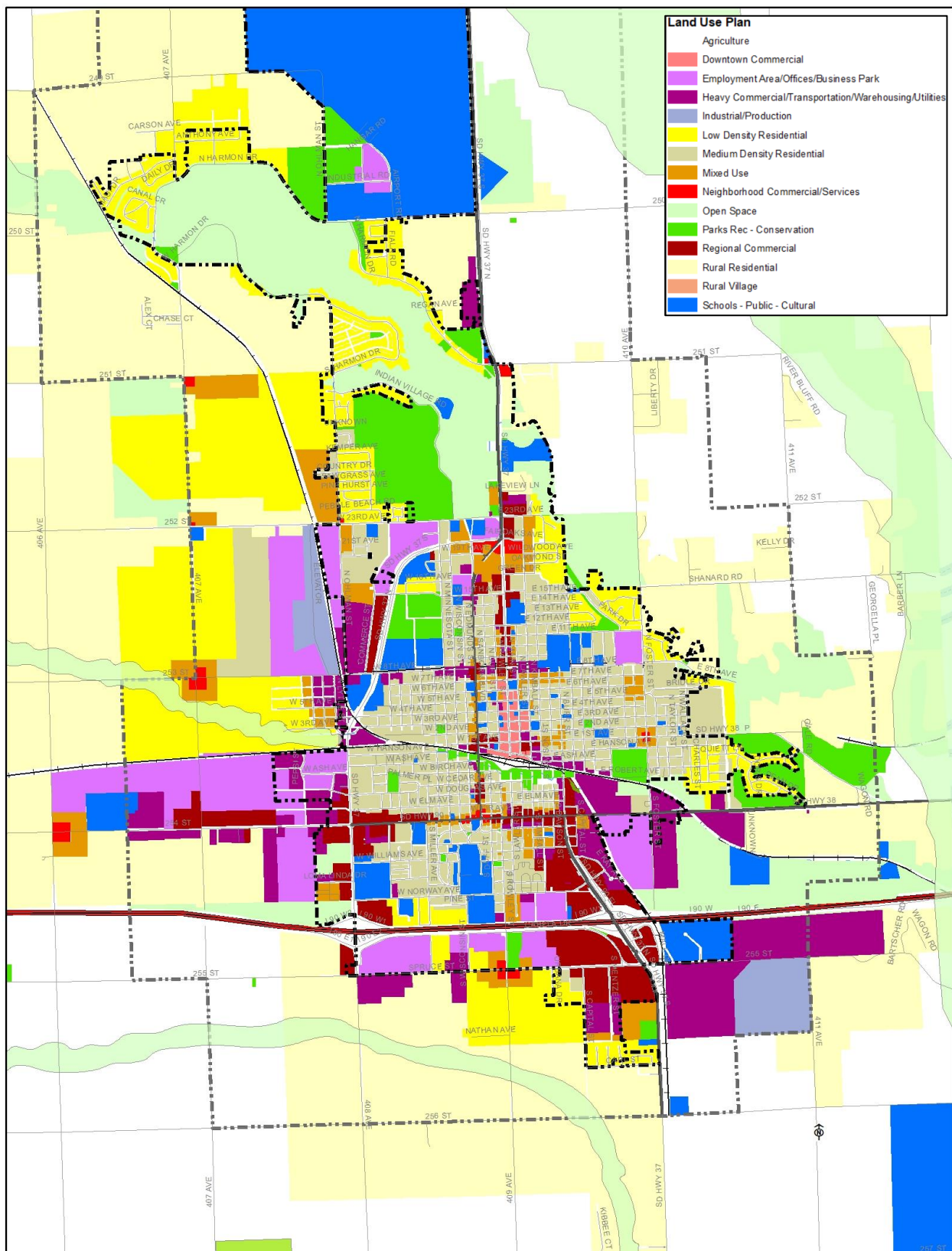


Figure 11.10: Land Use Design Policies, Mitchell



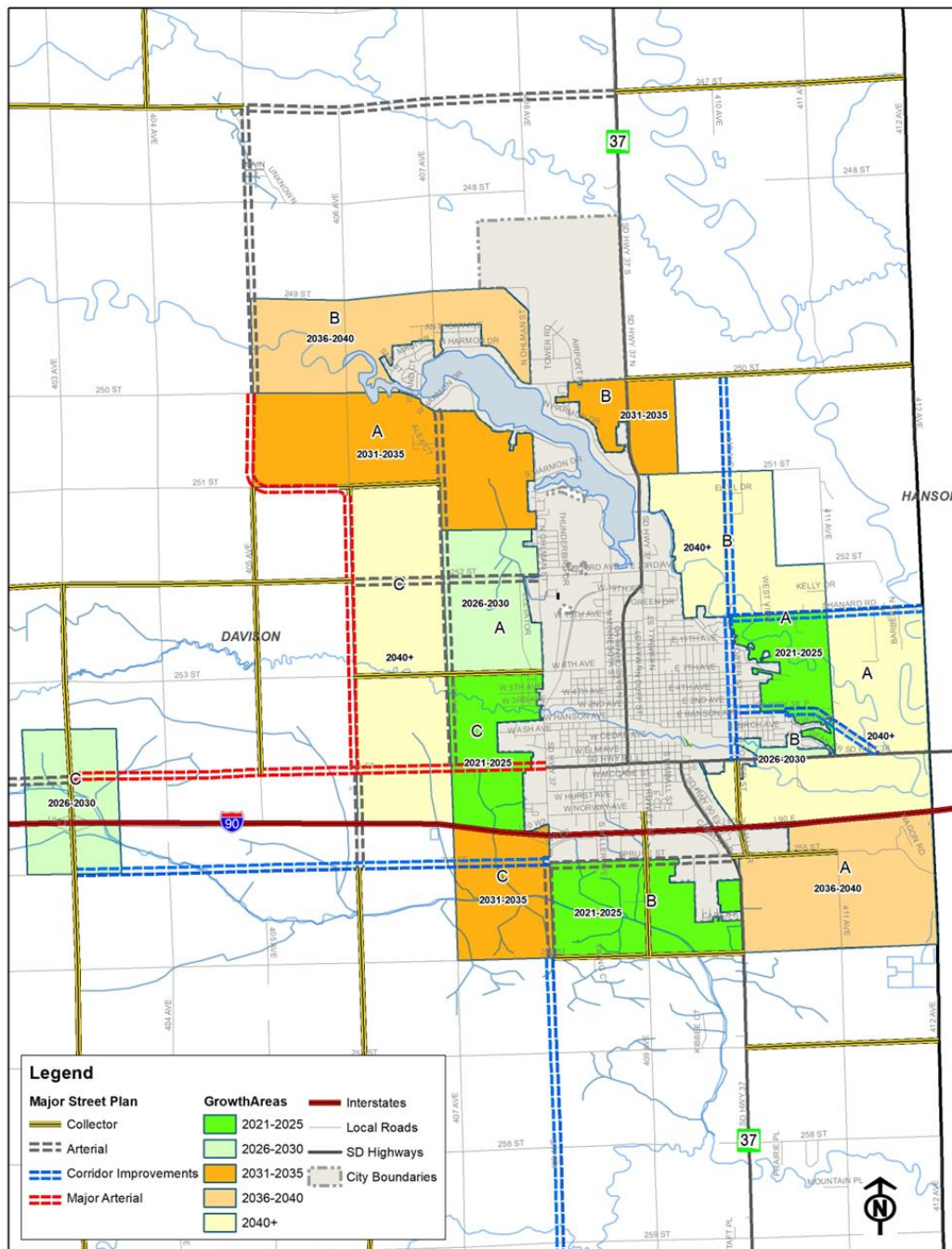
The Mitchell The perimeter of the town is dedicated to parks and low density housing. The land immediately surrounding Mitchell is best suited for low-density and rural housing. Intense commercial and employment areas are located along 397th Avenue (Woonsocket Road) and Interstate 90. **Figure 11.11** illustrates the land use plan for Mitchell.

Figure 11.11: Future Land Use Plan, Mitchell Area



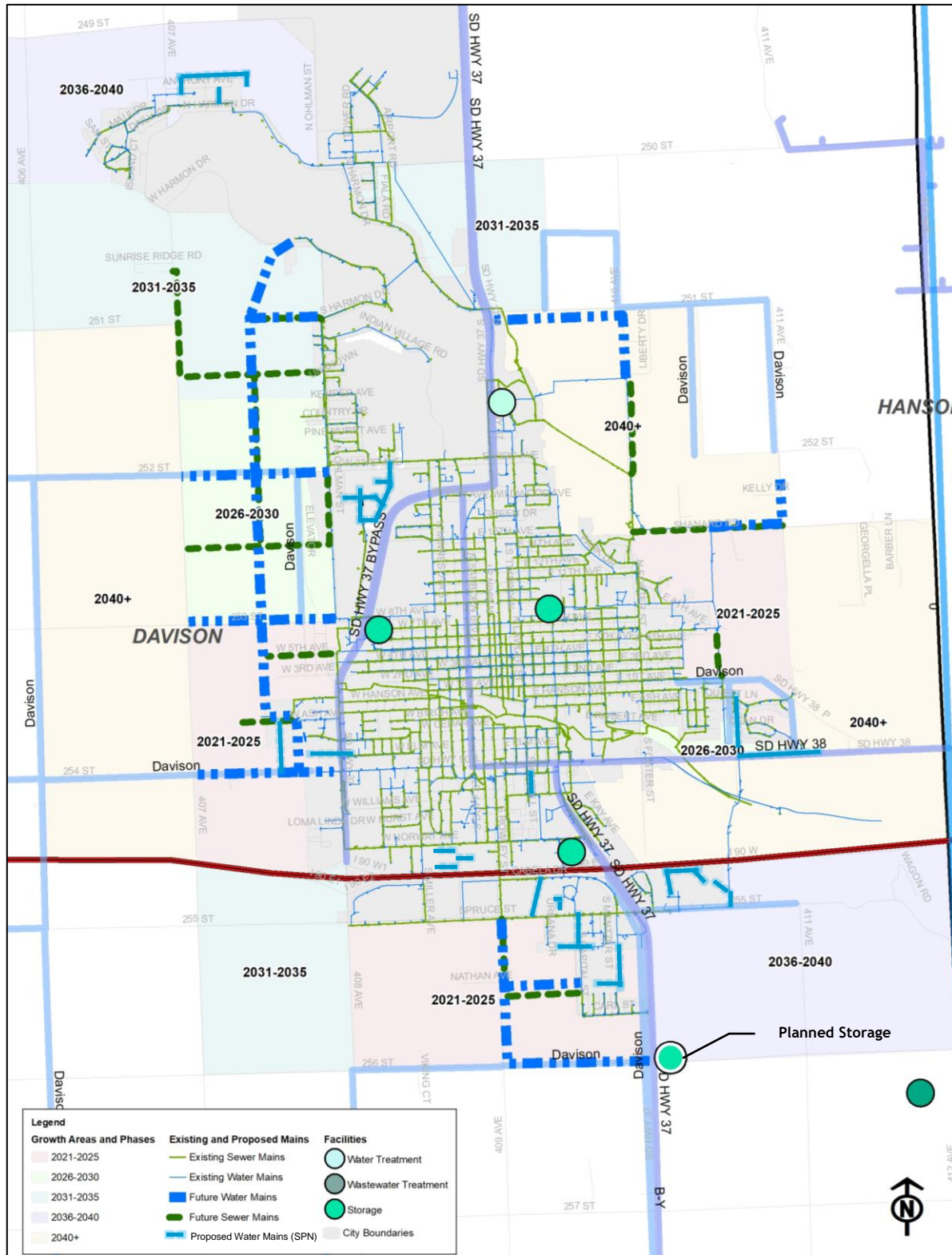
The major street plan for the Mitchell area as shown in **Figure 11.12** takes its cues from the Davison County Master Transportation Plan (HR Green, 2015). Priority routes within the county are primarily roadways identified as major collectors in the county roadway classification. These roadways support inter- and intra-county trips and typically carry the greatest traffic volumes amongst County jurisdiction roadways. These routes are well spaced to provide higher levels of mobility throughout the County and connect key destinations within Davison County. The major street plan for the Mitchell area differs slightly from the county's initial plan. Due to planned residential and economic growth west of Mitchell, 406th Avenue between 254th Street and 251st Street might be upgraded from a County Local road to a Major Arterial road. Also, 407th Avenue and 252nd Street would require upgrades to arterial designation as growth occurs west of Mitchell. If significant economic development happens along 254th Street ("Old Highway 16") between Mitchell and Betts Road, the road should be designated as a Major Arterial. including the cities of Ethan, Mitchell, and Mount Vernon. They also support economic generators like the ethanol plant near Loomis and the Spruce Street corridor.

Figure 11.12: Mitchell Area Major Street Plan



In a distribution system as large as the size of Mitchell's, it is important to analyze areas of future development and how these areas impact the distribution system as a whole. Engineers at Schmucker, Paul, Nohr Associates (SPN) and City staff identified multiple areas for future commercial and residential development. **Figure 11.13** illustrates the areas identified in SPN's report (2016) plus major infrastructure improvements needed to serve long term growth.

Figure 11.13: Mitchell Area Major Infrastructure Plan



Mitchell Planning Challenges and Opportunities

The following economic issues will be addressed by the Mitchell over the next 10 years.

- ✓ Continued population growth, especially among higher service “dependent” groups;
- ✓ Continued population growth adjoining or abutting the City of Mitchell;
- ✓ Promoting economic diversification;
- ✓ Taking advantage of local educational institutions;
- ✓ Maintaining a manufacturing base in an era of increasing global competition;
- ✓ Creating an economic environment that encourages entrepreneurship;
- ✓ Minimizing the cyclic impacts of agricultural production fluctuations;
- ✓ Building value-added agricultural facilities in ways that minimize land use and environmental conflicts;
- ✓ Landuse conflicts between rural housing and agricultural operations;
- ✓ Maintaining a range of affordable housing options, including site built, and manufactured homes;
- ✓ The utilization of housing lots with access to existing infrastructure; and
- ✓ Housing development partnerships with outside agencies.

Assumptions

- 1) The connections between local economic output and global market factors will increase over time.
- 2) The internet’s influence over consumer buying habits will grow.
- 3) Up to date broadband capacities will be an expectation, not a luxury in conducting business.
- 4) Population trends in smaller towns may be altered by one positive or negative event, such as a business expansion or closing.
- 5) Area workforce demands will influence the growth of minority populations.
- 6) Distance, cost, and expertise specialties are significant variables in personal decisions associated with social and medical services.
- 7) Home ownership will continue to be a primary vehicle for personal wealth creation and economic wellbeing.
- 8) Affordable/workforce housing is a key element in retaining or attracting quality employees.
- 9) The cost of housing development, utilizing lots with pre-existing utilities, should be less than installing water, sewer, and roads on undeveloped land.

Policy Options

The Mitchell City Council could consider the following options in response to the issues.

- 1) Maintain local interaction with Mitchell Area Development Corporation, Dakota Heartland Development Association and other entities focused on business development;
- 2) Encourage development projects that take advantage of existing industrial and commercial areas and infrastructure;
- 3) Protect the quality of life for Mitchell residents and encourage growth in the agriculture, manufacturing, health care, and education industries by maintaining best management practices;
- 4) Target available resources to projects that have the greatest potential for job creation and/or private investment;
- 5) Involve the public early in the process of evaluating economic development project impacts;
- 6) Establish regulations or ordinances that minimize land use conflicts.
- 7) Assist in facilitating continued development of local tourism and recreational opportunities.
- 8) Encourage development proposals that build upon or complement health care or social services;
- 9) Consider accessibility and workforce factors in evaluating development proposals; and
- 10) Recognize the importance of recreation amenities in retaining and attracting young professionals and other employees.
- 11) Housing should be developed in locations that minimize potential environmental, transportation, and land use conflicts;
- 12) Existing housing lots should be a development priority;
- 13) The availability of public services and public safety should be considered in evaluating housing proposals;
- 14) Affordable housing opportunities should be encouraged; and
- 15) Alternative development financing tools, including Tax Increment Financing (TIF) should be carefully evaluated