

# NORTHLINE BUSINESS PARK

RAPID CITY, SOUTH DAKOTA

Northline Business Park is a proposed 128-acre mixed-use business park near Haines Avenue and Mall Drive designed to create development-ready sites for local business expansion, new employers, commercial services, and future investment in Rapid City.

Rapid City's ability to responsibly grow depends on having infill sites ready. Today, the community has a limited number of pad-ready business lots available for companies that need modern office, commercial, light industrial, manufacturing, or flex-space options. Northline Business Park is intended to help close that gap.

## PREPARING RAPID CITY FOR BUSINESS GROWTH

### PRELIMINARY PROJECT AT A GLANCE

**128** TOTAL ACRES

**34** PLANNED LOTS

#### 7 COMMERCIAL/RETAIL LOTS

*Along Mall Drive*

*Designed for services and amenities that support the business park and surrounding area, such as restaurants, retail, banking, or similar commercial uses.*

#### 23 BUSINESS PARK LOTS

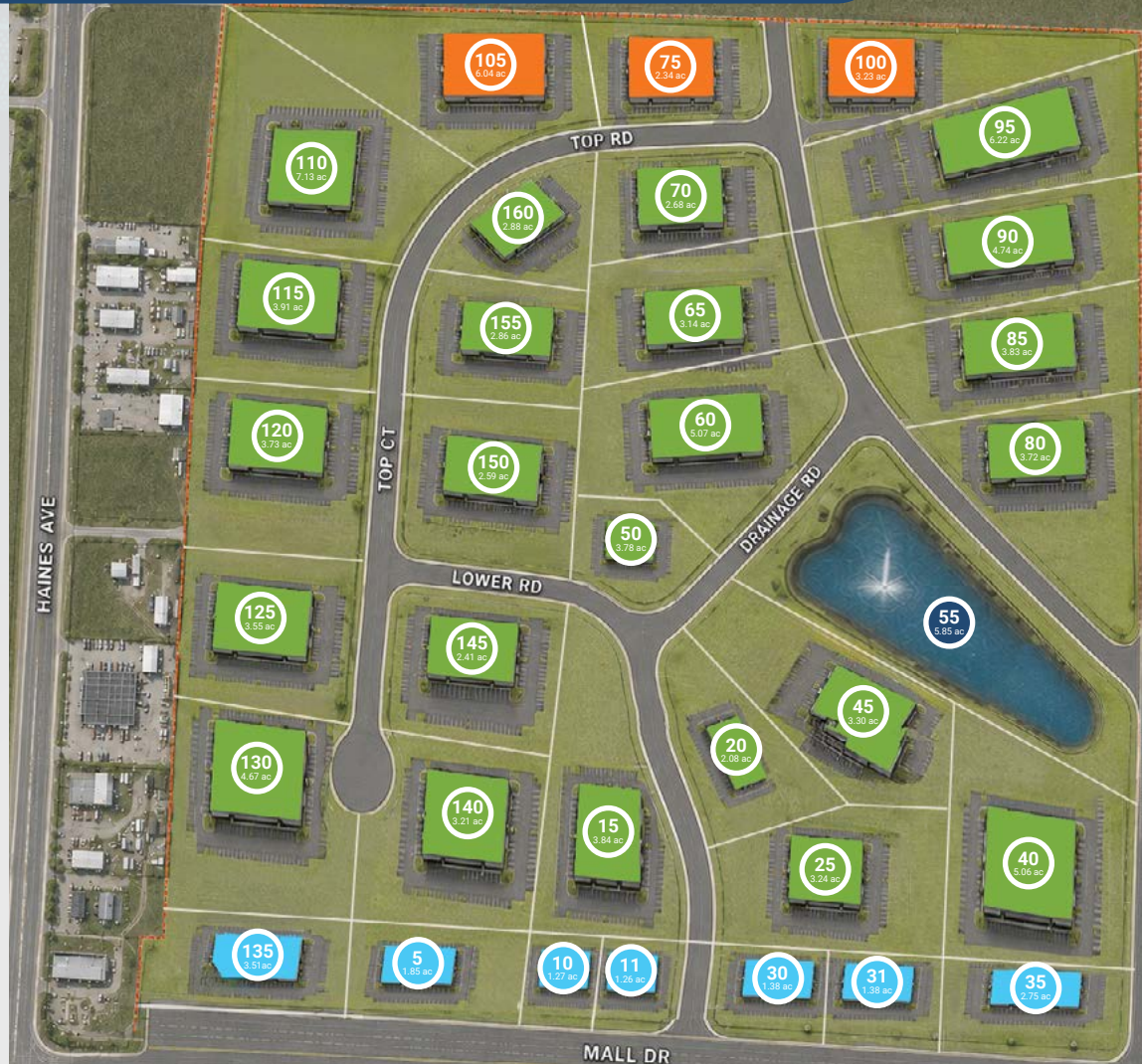
*Central Section*

*Intended for office, flex, light industrial, advanced manufacturing, and other business uses that need modern, accessible sites.*

#### 3 OFFICE COMMERCIAL LOTS

*Northern Section*

*These lots may allow for office, commercial, or multifamily residential uses depending on final development plans and market demand.*



This map is not to scale.

# NORTHLINE BUSINESS PARK



## ! WHY THIS PROJECT MATTERS

RAPID CITY NEEDS MORE DEVELOPMENT-READY LAND FOR BUSINESSES THAT WANT TO GROW HERE.

Many companies, including local businesses, cannot wait years for land to be assembled, graded, served by infrastructure, and made ready for construction. Without available sites, Rapid City risks losing opportunities to other communities that can offer faster timelines and more flexible development options.

- + Create pad-ready sites for business expansion and recruitment
- + Support primary-sector and quality job opportunities
- + Provide space for businesses that are not suited for heavy industrial parks
- + Add commercial amenities that serve employees, nearby residents, and visitors
- + Grow the local tax base through new private investment
- + Strengthen Rapid City's long-term competitiveness

*This is not intended to duplicate the Black Hills Industrial Center. That site is better suited for heavier industrial uses. Northline Business Park is designed for a broader mix of commercial, office, flex, light industrial, and business park users similar to the Rushmore Business Park off Elk Vale Road.*

**\$19.4M**  
Approx. request

## WHAT THE TIF AMENDMENT WOULD FUND

THE PROPOSED TIF AMENDMENT WOULD SUPPORT PUBLIC INFRASTRUCTURE NEEDED TO MAKE THE SITE DEVELOPABLE.

### INFRASTRUCTURE, GRADING, & IMPROVEMENTS

#### 1. N. Maple Avenue

Installation of the next segment of N. Maple, a major collection on the City's Long-Term Plan

#### 2. Water and Sewer Infrastructure

Upsized lines to serve the park as well as neighboring parcels

#### 3. Major Grading for Site Development

Including a regional stormwater retention facility

#### 4. Financing Costs

Financing costs associated with the construction of N. Maple and site grading only

## WHAT THE TIF AMENDMENT DOES NOT FUND

- ✗ The TIF funds would **NOT** be used to **REPAY ELEVATE FOR THE LAND PURCHASE.**
- ✗ The TIF funds would **NOT** be used for **ALL INTERNAL BUSINESS PARK STREETS.**
- ✗ The TIF funds would **NOT** pay **FOR PRIVATE BUILDINGS.**

## COMMON QUESTIONS



### IS THIS A REIMBURSEMENT TO ELEVATE RAPID CITY FOR BUYING LAND?

No. The TIF amendment is tied to public infrastructure and major grading costs. It is not a reimbursement for the land purchase.

### IS THIS PROJECT A DATA CENTER?

No. Northline Business Park is not planned as a data center site. The property is neither the right size nor the right fit for that type of use.

### WILL THIS BE HEAVY INDUSTRY?

No. More intensive industrial is better suited for the BH Industrial Park on Hwy 79. Northline Business Park is intended for a mix of business park, office, commercial, flex, light industrial, & potentially residential uses.

### WILL THERE BE HOUSING?

The current zoning and project plan may allow a multifamily component on part of the property. Final development will depend on market demand, site planning, and future approvals.