

# TEA 2050

## COMPREHENSIVE PLAN



**growing traditions**

RESOLUTION 25-10-14

A RESOLUTION ADOPTING THE TEA 2050 COMPREHENSIVE PLAN.

WHEREAS, the Planning Commission has proposed a plan for the physical development of the municipality and including areas outside the boundary and within its planning jurisdiction;

WHEREAS, the Planning Commission held a public hearing on September 23, 2025, to gain input from the public;

WHEREAS, the City Council held a public hearing on October 20, 2025, to gain input from the public;

WHEREAS, the comprehensive plan, shows the Planning Commission's recommendations of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality, which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development:

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF TEA, SD:

That the City of Tea 2050 Comprehensive Plan attached hereto is hereby adopted along with the accompanying maps and descriptive matter, for the City of Tea, with said plan to supersede prior Tea Comprehensive Plan adopted September 7, 2018.

Said plan shall be on file and is available for public inspection by any interested person in the office of the City Clerk, the City Planning Office, and the city website.

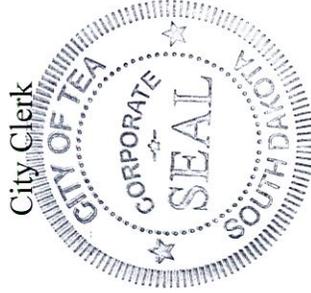
The City shall publish the resolution, without attachment, after its passage.

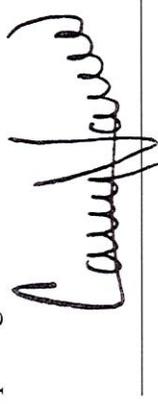
Date adopted: October 20, 2025.

ATTEST:

 \_\_\_\_\_

City Clerk



 \_\_\_\_\_

Mayor

# Acknowledgments

A sincere thank you to each person, group, and organization that helped create the vision for the Tea 2050 Comprehensive Plan. Your time and effort was greatly appreciated and this plan is a reflection of this.

## Steering Committee

- Ellen Martin
- Jake Kerr
- Justin Weiland
- Kevin Nissen
- Thad Konrad
- Todd Boots
- Joe Munson
- Jim Erck
- Joe Weis
- Casey Voelker
- Brian Headrick
- Melissa Schmeidt
- Linda Kokenge
- Ben Scholtz
- Levi Jayom
- Sean Hegyi
- Toby Brown
- Dr. Jennifer Lowery
- Wayne Larsen
- John Lawler
- Michael LeVan
- Lynn DeYoung
- Aaron Otten
- Terry Woessner
- Ruby Zuraff

## Tea City Council

- Casey Voelker, Mayor
- Lynn DeYoung, Ward 1
- Josh Chapman, Ward 1
- Aaron Otten, Ward 2
- Jim Erck, Ward 2
- Terry Woessner, Ward 3
- Ruby Zuraff, Ward 3

## Tea Planning + Zoning Commission

- Joe Munson, Chair
- Todd Boots, Vice-Chair
- Barry Maag
- Bob Venard
- Stan Montileaux

## Tea City Staff

- Justin Weiland, City Administrator
- Albert Schmidt, Community Development Director
- Ellen Martin, Assistant Planner

**Consultant Team**  
CONFLUENCE

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# Introduction

## Introduction

### Comprehensive Plan Overview

A Comprehensive Plan is a guiding document for growth and development in a community. This Comprehensive Plan plans for the next roughly 25 years with a horizon year of 2050. These long-range plans cover a wide range of issues including land use, economic development, parks, open space, and community character and facilities. For each of these topics, a series of goals, strategies, and action items have been identified.

The previous Comprehensive Plan was updated in 2018. Since then, Tea has continued to experience significant population growth. This updated Comprehensive Plan identifies strategies for Tea to manage its future growth while enhancing the overall quality of life and city services for existing and future residents. To help brand this project, a logo was created and shown in Figure 1.1.

# TEA 2050 COMPREHENSIVE PLAN



**Figure 1.1** Tea Comprehensive Plan Logo

## Using the Comprehensive Plan

The Tea Comprehensive Plan presents a long-term vision for managing residential and employment growth in Tea through 2050 and beyond. As a far reaching plan, this document should be actively referenced by City staff, reviewed annually, and updated when necessary to reflect new changes and developments in the community. Each year, the City should review the implementation steps included in the plan to evaluate progress and identify priorities for the upcoming year. Every five years, a more thorough review of the Comprehensive Plan should be completed to identify areas that need major updates or modification.

The planning process for the Tea Comprehensive Plan included a thorough inventory of existing conditions and wide-reaching public input. As such, this is an important document for depicting a vision for the future that is community-inspired and based on the best available data. For this reason, comprehensive plans should be referenced when making decisions about new developments, proposed annexations, or rezoning requests. Overall, the document should be referenced routinely in the functioning of Tea city government functions.



# Introduction

## Planning Process

The Tea Comprehensive Plan was completed over a four phase process:

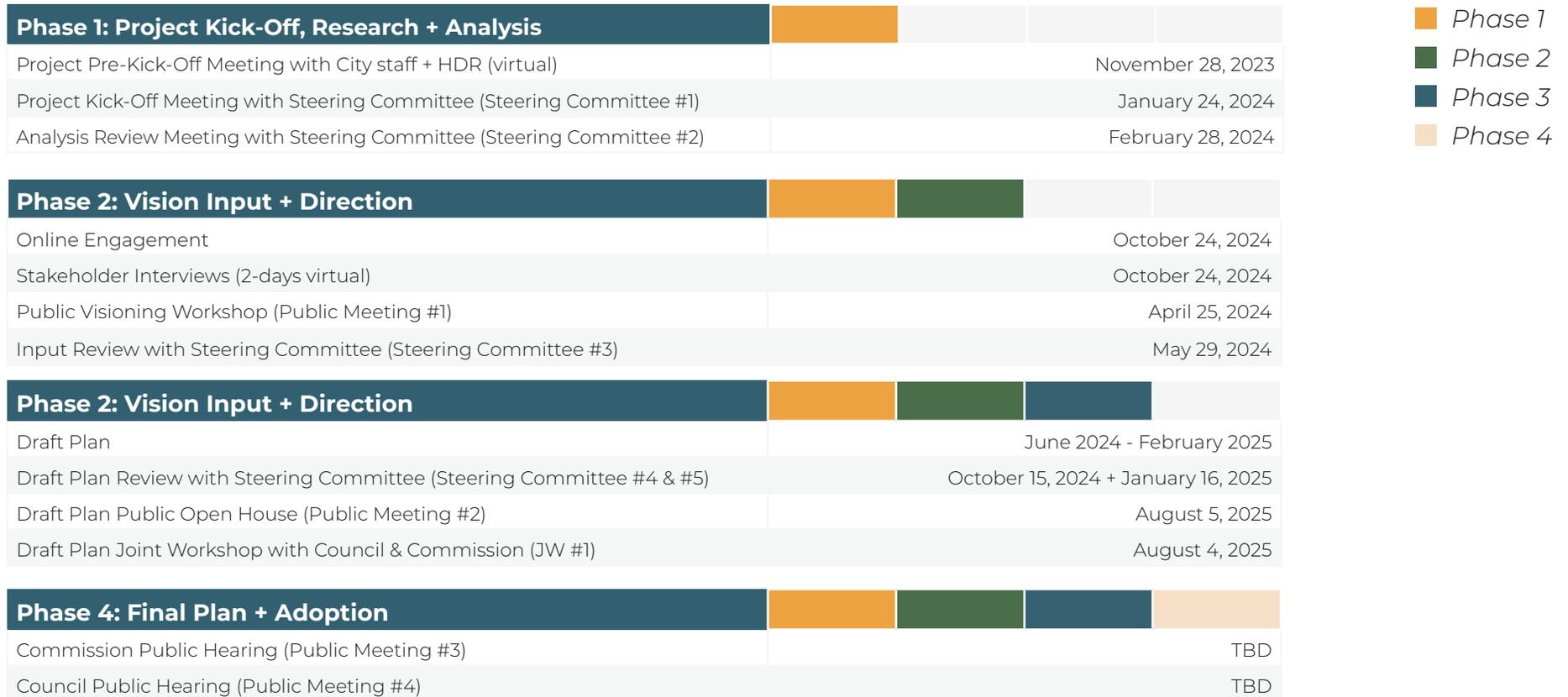
- **Phase 1: Project Kick-Off, Research + Analysis**  
Phase 1 includes the kick-off meetings with City staff and the Steering Committee as well as the thorough inventory of existing conditions in the community.
- **Phase 2: Vision, Input + Direction**  
Phase 2 is where the bulk of the public engagement takes place to determine the overall vision for Tea in the future. This included stakeholder interviews, a public input workshop, and an online interactive website with a survey and mapping activity. Results of public input were presented to the Steering Committee.
- **Phase 3: Draft Plan + Evaluation**  
Phase 3 is when the plan is written and reviewed over a series of meetings with City staff and the Steering Committee. Once the draft is ready for public review and comment, a draft plan open house is held to present the plan to the public.
- **Phase 4: Final Plan + Adoption**  
Phase 4 is when the draft of the comprehensive plan is refined into its final form and goes through the public hearing and adoption process.



**Figure 1.2** Tea Planning Phase Graphic

## Project Schedule

The Tea Comprehensive Plan had its kick-off meeting in January 2024 and was adopted in October 2025. Figure 1.3 shows the approximate schedule by phase and major project meeting.



**Figure 1.3** Tea Comprehensive Schedule Overview

# Community Input

## Community Input

### Public Input Overview

Establishing a community vision through public input is a critical component of a comprehensive planning process. While every member of the community will not agree on every topic, there are overarching goals and priorities identified by the residents of Tea.

Throughout the planning process, Tea residents were encouraged to participate in the planning process whether it be through the online website and survey, public workshop, stakeholder interviews, or by serving on the Steering Committee.

### Engagement Activities

A mix of engagement activities, both in-person and online, were used in the Tea Comprehensive Plan process:

- Use of a Steering Committee
- Key Stakeholder Interviews
- Online Website with Survey, Mapping Activity, and Image Voting
- Public Workshop
- Open House

## Steering Committee

The Tea Comprehensive Plan was aided in the use of a Steering Committee composed of City staff, elected officials, and key community representatives from different focus areas. The role of the Steering Committee was to help guide the consultant team in navigating the existing conditions of Tea, providing feedback on the plan's direction and priorities, and to evaluate and consider public input. The Steering Committee participated in several meetings over the course of the planning process, including five meetings for draft review and evaluation. The final role of the Steering Committee is to be plan champions that help to propel elements of the plan recommendations forward.

The Steering Committee included the following individuals:

- **Ellen Martin** / Assistant Planner
- **Jake Kerr** / Parks & Recreation Director
- **Justin Weiland** / City Administrator
- **Kevin Nissen** / Planning & Zoning Administrator
- **Thad Konrad** / Maintenance Superintendent
- **Todd Boots** / Vice-Chair of Planning & Zoning Board
- **Joe Munson** / Chair of Planning & Zoning Board
- **Jim Erck** / Ward II City Council Member
- **Joe Weis** / Ward I City Council Member
- **Casey Voelker** / Mayor
- **Brian Headrick** / President of Parks & Recreation Board
- **Melissa Schmeidt** / Tea Chamber for Development
- **Linda Kokenge** / Chamber for Development
- **Ben Scholtz** / City Engineering
- **Levi Jayom** / SECOG
- **Sean Hegyi** / SECOG
- **Toby Brown** / Lincoln County Planning & Zoning
- **Dr. Jennifer Lowery** / Tea Area School District Superintendent
- **Wayne Larsen** / Tea Area School District
- **John Lawler** / Former Mayor
- **Michael LeVan** / Resident of Tea
- **Lynn DeYoung** / Ward I Council Member
- **Aaron Otten** / Ward II Council Member
- **Terry Woessner** / Ward III Council Member
- **Ruby Zuraff** / Ward III Council Member

## Key Stakeholder Interviews

An important source of public feedback during planning processes is key stakeholder interviews. These one-on-one discussions with community members provide nuanced and candid feedback on the issues and opportunities facing Tea. City staff and members of the Steering Committee helped the consultant team to identify individuals that represented a wide range of special interests and unique perspectives in Tea. Members of the consultant team sought interviews and met virtually with several key stakeholders in Tea. Each interview included a 45-minute discussion in which key priorities and challenges were discussed. Groups that the consultant team met with included:

- Tea School District representatives
- Nearby Jurisdictions
- Chamber of Development / Economic Development
- Commercial / Industrial / Residential Developers
- Police Department
- Civic/volunteer organizations
- Local business owners
- Real estate professionals
- Industrial business owners

- Local banker

To help encourage more candid discussions, specific input received is not attributed directly to any one group or stakeholder. Rather, key themes have been summarized into an overall strengths, weaknesses, opportunities, and threats (S.W.O.T.) Analysis on the following page.

## Strengths

- Tea is easy to work with and has great staff.
- Industrial area/demand for industry is high.
- Homes – nice properties, well kept, clean.
- Safe neighborhoods - people let their kids walk around.
- School District – love the size of schools, schools, etc.
- Tea Pot Days and other events – would love to see more.
- Civic minded residents help support quality of life.
- Many people “just love Tea.”
- Tea still feels like a small-town despite its growth.
- Love new ma and pop shops like Squealers.
- Young, vibrant, and active community.
- Overall high quality of life with easy access to Sioux Falls.
- People want to live/move here.

## Opportunities

- Housing - there is a need and demand for senior housing (55+) and affordable housing for local workforce.
- Need plans for commercial/industrial growth areas.
- Need to work with Sioux Falls to coordinate land uses, roadways, and stormwater along shared boundaries.
- Consider establishing a new business or business expansion grant program.
- Need recreation and/or aquatic center.
- Need a community center or senior center and room for a food pantry
- Want a dog park, pickleball courts, and more tennis courts.
- Want a splash pad and expanded pool.
- Want recreational trails that connect to Sioux Falls .

## Weaknesses

- Concern with having too much multi-family.
- City needs to focus more on public communications including a new website
- Some existing commercial and industrial properties need to be better maintained.
- Need a long-term plan for a separate city library.
- Pedestrian and bike safety is a concern – need crosswalk improvements at key intersections.
- Downtown – needs significant revitalization.
- People want more restaurants and things to do in Tea.
- Some crime concerns near industrial area.
- Zoning and overall ordinances need revamping to address the concerns of a growing community.
- Need to improve site and building design standards.

## Threats

- Need a clear CIP to expand sewer into developable areas.
- Need to consider impacts of water service agreements.
- Need to maintain adequate staffing as community grows.
- People feel the taxes are high.
- Concerns over loss of “small-town feel.”
- School district boundaries not capturing much industrial/commercial growth.
- Need to allow metal industrial buildings in certain locations.
- City needs to be ready to make big decisions about growth heading toward the community.
- Street maintenance – paving roads, snow removal, intersection safety improvements, etc.
- Businesses feel “tapped out.”

## Public Input Workshop

A public workshop was held at the Tea City Hall on April 25, 2024. The agenda for the workshop included a short presentation with a postcard activity and visioning questions and a series of hands-on engagement activities, including image voting, priority ranking, preference scales, and a mapping activity.



## TEA 2050 COMPREHENSIVE PLAN

PLACE  
STAMP  
HERE

Dear Friend/Family,  
It's 2050 and you should visit me here in Tea because...

*The City has its own personality with a relaxed but energized vibe and an amazing downtown district with a park and fountains. The city has plenty to offer with eating, recreation, shopping, etc. We have an indoor/outdoor pool complex. Downtown is walkable and ties into the park system.*

Figure 2.1 Postcard Activity Example

# Key Themes + Takeaways

## Top Reasons Attendees Live in Tea:



- General Quality of Life
- K-12 Schools
- Family is here
- Size of community

## Best Changes in Tea in Last 5 Years?

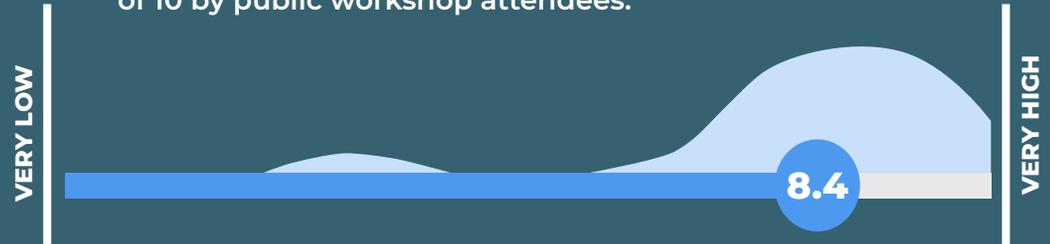
- Road Construction and Widening
- Infrastructure Improvements
- Coffee Shop
- More Businesses and Amenities
- Retail - you don't have to leave Tea to shop
- Residential Growth

## Favorite Place in Tea?

- Zooks (3 mentions)
- Squealers (3 mentions)
- My home!
- City Park (3 mentions)
- Parks
- Library
- Antique store
- Hang Nails

## Overall Quality of Life Rating for Tea

Overall quality of life was ranked 8.4 out of 10 by public workshop attendees.



## Biggest Opportunities?

- Recreation - dog park, indoor recreation, more/ bigger parks, trails
- Expanding industry and business sector
- More restaurants and food options
- First opportunity for people going to Sioux Falls from the south
- More single-family residential areas

## Biggest Challenges?

- Accepting and promoting change
- Balancing needs and wants
- Growing too fast
- School growth
- Affordability of housing
- Safety
- Local Employment

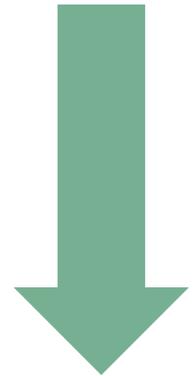
## Engagement Website

To help capture a wider range of feedback, an interactive engagement website was created to capture input from the public on their own time without having to attend any meetings. The activities on the website included a short survey and mapping activity. The results are summarized on the following two pages.

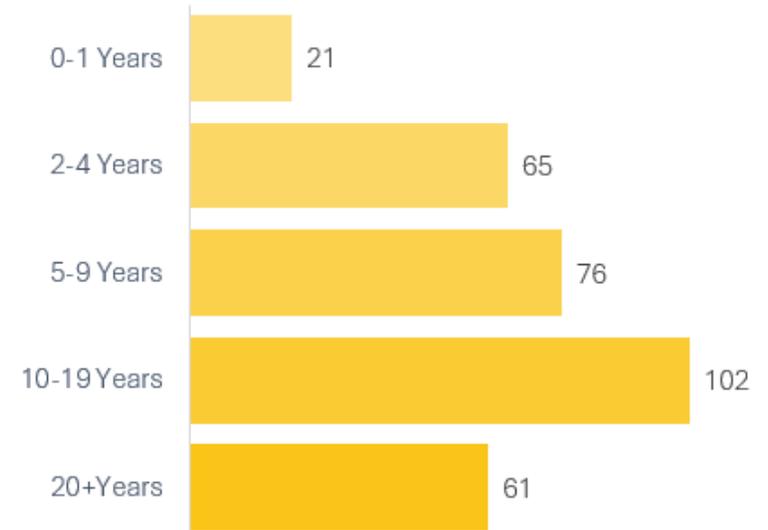
### Short Survey Results



**96%**  
**LIVE IN TEA**

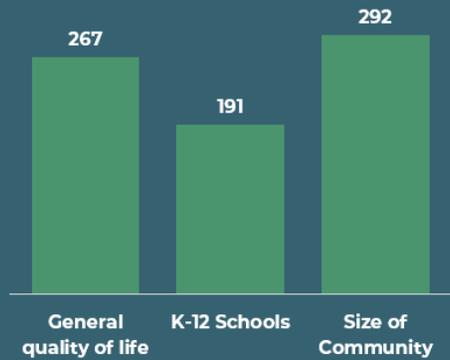


### YEARS LIVED IN TEA



# Website Key Themes + Takeaways

## Why do you live in Tea?



## Quality of life in Tea...

The average quality of rating for the online survey was:

**7.42 / 10**



## How to Improve Quality of Life in Tea:



- Improve bike/pedestrian sidewalks and trails.
- Offer more community events/things to do.
- More outdoor recreation opportunities.

## Tea needs more...

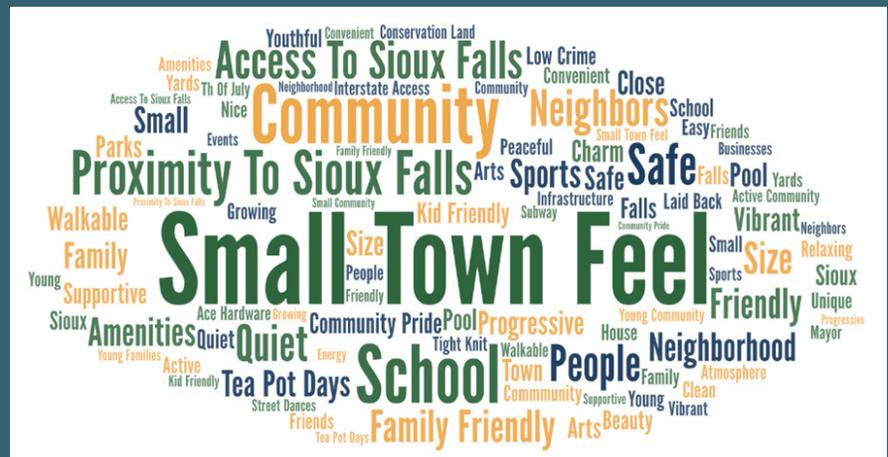
- More vibrant downtown.
- More retail, shopping, and entertainment.
- More sidewalks and trails.
- More parks and recreation.



## Ranking of Priorities for Tea...



## Favorite Thing About Tea:



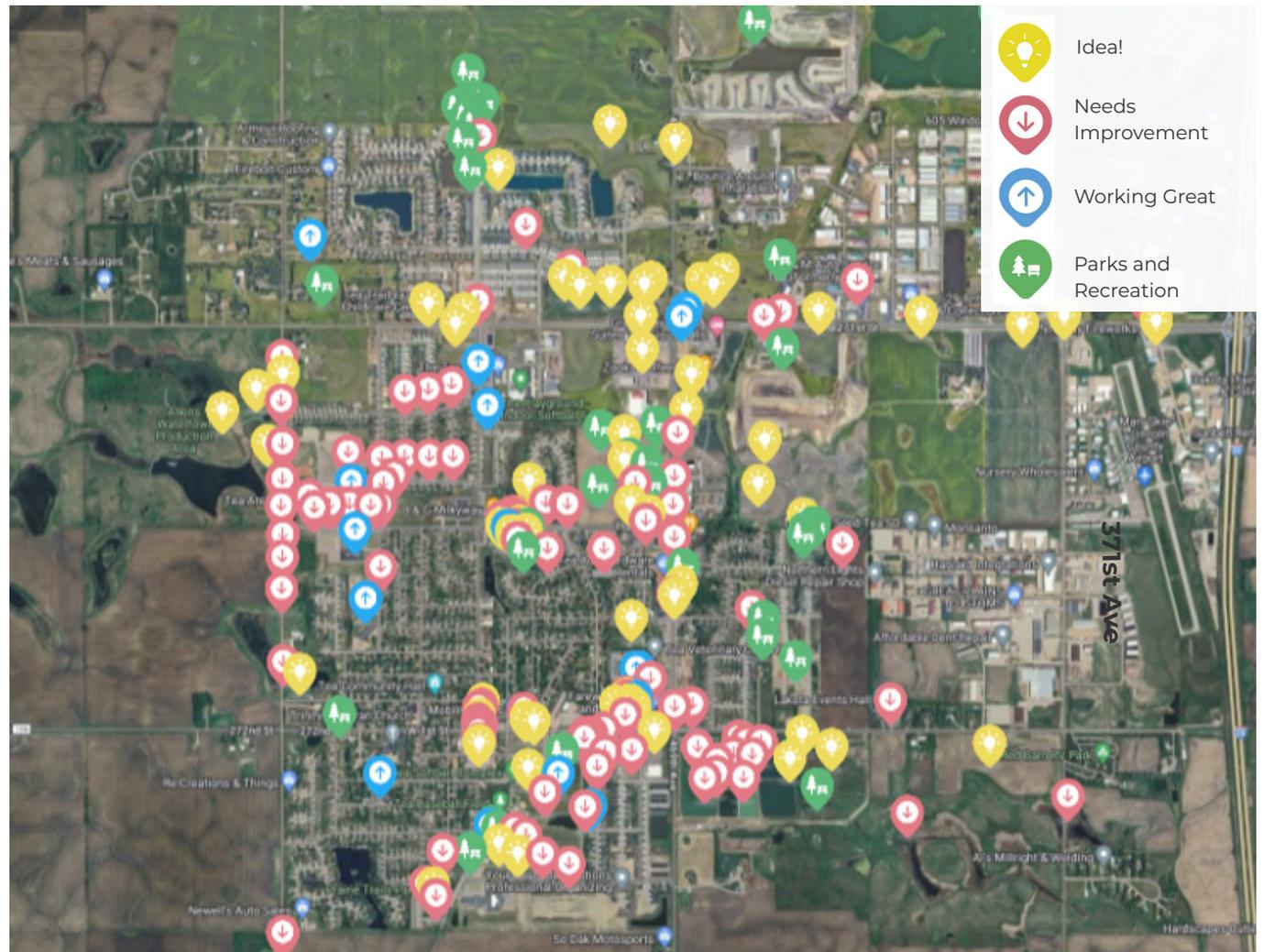
# Engagement Website

## Mapping Activity Results

Participants were asked to drop comments directly onto an online map of Tea. There were four comments types:

-  Idea!
-  Needs Improvement
-  Working Great
-  Parks and Recreation

In total, there were 268 comments made from 100 different individuals. Needs improvement comments accounted for the largest share followed by general ideas. Key takeaways from each comment type are summarized on the following page. The distribution of comments by type can be seen in Figure 2.2



**Figure 2.2** Engagement Website Mapping Activity Results

## Idea Comment Key Takeaways

- Recreation – dog park, disc golf, playground at sports complex, splash pad, ice skating, pool expansion, several calls for a golf course.
- Amenities – new library, community events.
- Downtown – some say its not worth revitalizing, center of town has shifted.
- New ideas for the lagoon area.
- More crosswalks and sidewalks needed.
- Trails – in wildlife area, link with Sioux Falls or Harrisburg.
- Water – reclaim some detention for water/kayak access.
- New rec center, park, gathering space in central Tea not near interstate.
- Various new commercial, retail, and health care options proposed along key corridors/nodes.

## Needs Improvement Key Takeaways

- Traffic device needed at entrance to town along 271st Street.
- City sidewalks need to be cleared of snow in winter.
- Various intersection improvements.
- Fewer apartments.
- Pave 468th Avenue by high school.
- Traffic along W Brian Street during school pick-up.
- Tea City Park – strong desire for expanded pool, playground upkeep.
- City website needs improvement.
- Ambulance needed.
- Trail incomplete between Athletic Complex and S James Avenue.

## Working Great Key Takeaways

- Pickleball court.
- Athletic court.
- City hall / elected officials.
- Police department.
- Planned school improvements/expansion.
- Streetscape improvements.
- Squealers.

## Parks and Recreation Key Takeaways

- Desire to complete the bike trails plan from existing comprehensive plan.
- More pickleball.
- Turf and lights for year-round play at athletic complex.
- Need park/playground on east side of Tea.
- City Park – outgrown current pool, need new one.
- NW Corner of Brian Street & Heritage Parkway – buy and use as a park with recreation center, amphitheater, green space, central gathering space, sports fields, pool.
- Additional park space on north side.
- Water access.

# Community Profile

## Community Profile

### History of Tea

Tea, South Dakota was plotted in 1900 and incorporated in 1906. Even prior to incorporation, the Tea area had been settled since the 1880s. The community was built around a then newly constructed railroad connecting Yankton to Sioux Falls, which was abandoned in 1928. The name Tea was selected by townspeople based on the local German's population affinity for the beverage.

The construction of Interstate 29 in 1958 helped to encourage business growth in Tea. In 1969, an airport now known as the Marv Skie/Lincoln County airport, served as an additional catalyst for industrial growth in Tea with many businesses surrounding the area. The airport remains the busiest private airport in South Dakota.

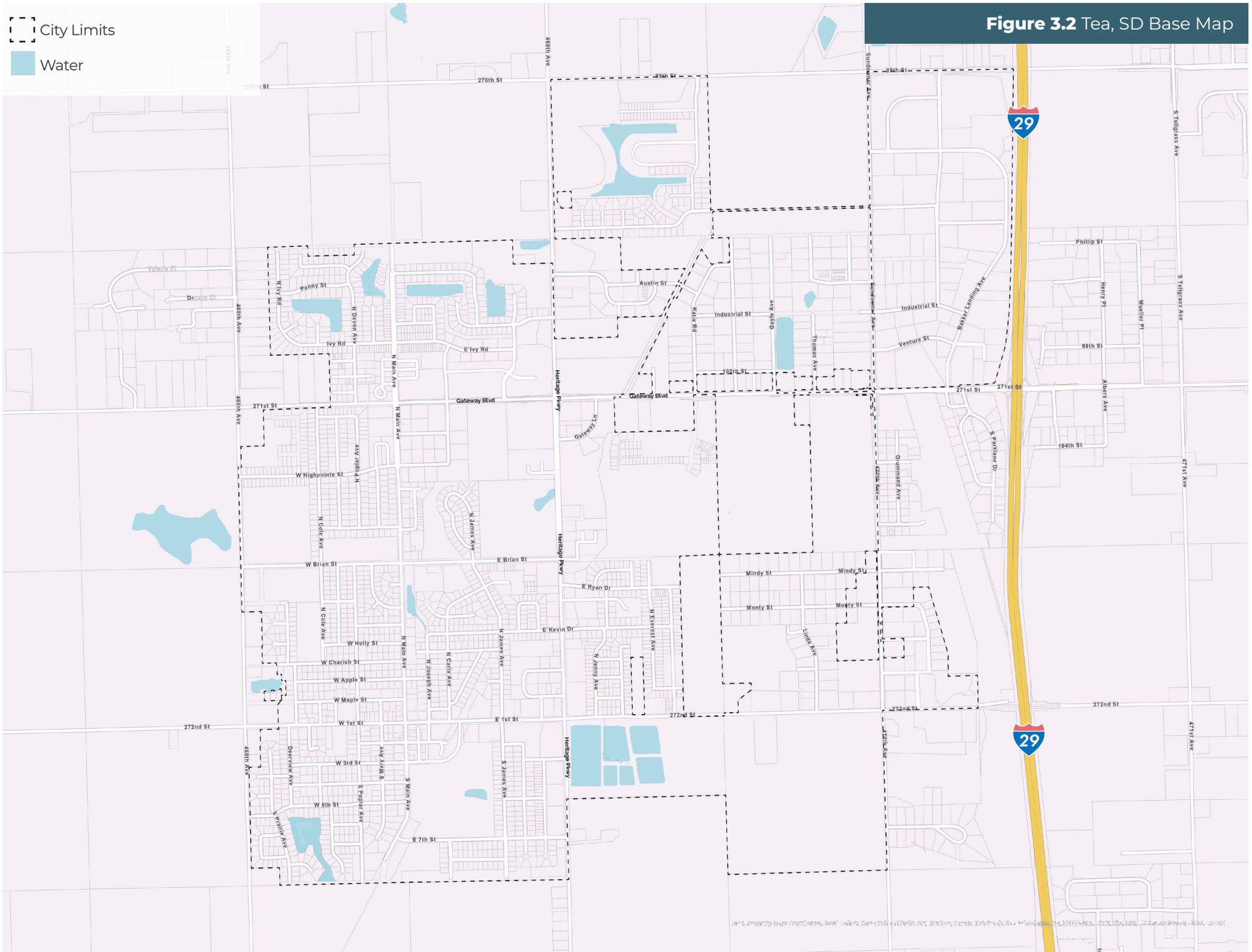
The 1990s were a turning point in Tea's residential growth. In 1990, Tea's population was listed as 798. The U.S. Census estimates Tea's 2022 population at 6,918. This significant increase has mimicked that of other communities near to Sioux Falls and continued growth is expected for the Tea community.



**Figure 3.1** Historic Photo of Tea Residents

Figure 3.2 Tea, SD Base Map

- City Limits
- Water



# Demographic Profile

## Population + Growth

The 2022 U.S. Census Bureau American Community Survey 5-year population estimate for Tea was 5,922. This population estimate comes after around 30 years of significant population growth in the Tea community. At least 2,500 new residents have been added since 2010, which equates to approximately 71.5% growth in that time period.

Tea's population overall still lags somewhat behind that of nearby Harrisburg, but it is catching up quickly. Additionally, there is evidence to suggest this population estimate may be artificially low. This is discussed on the next page.

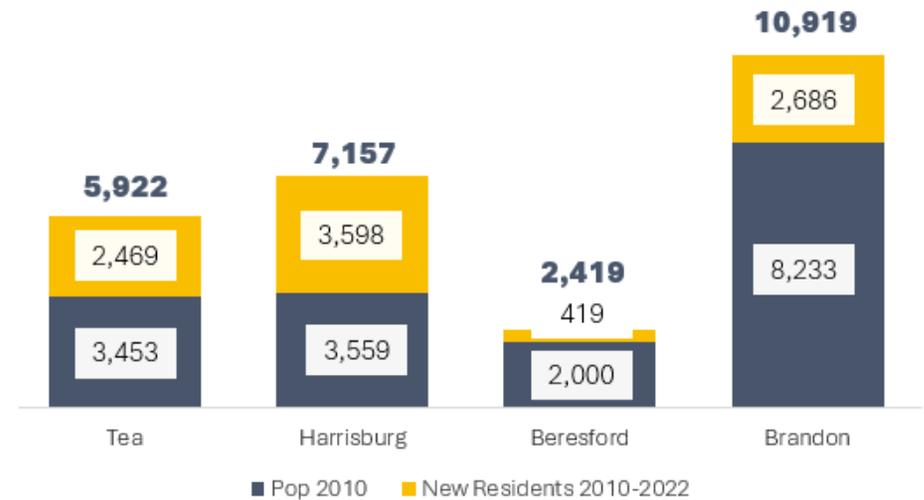


Figure 3.3 2010-2022 Population Change

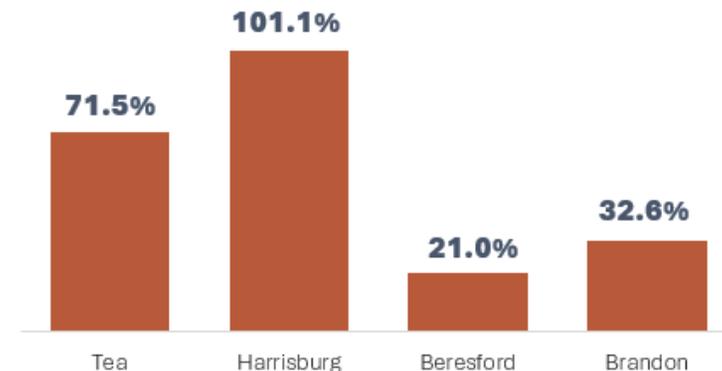


Figure 3.4 2010-2022 Population Percent Growth

## Population Estimate for 2024

Given all of Tea's recent development activity, the 2022 population estimate appeared smaller than reality. The Consultant Team reviewed parcel data, household characteristics, and average household size to estimate current 2024 population, which we estimate at closer to 7,600 residents. This is around 1,700 more residents than currently estimated.

All U.S. Census data included in this plan will rely on the official population estimate. However, the amended population estimate is used for population projection purposes.

Tea Population Estimate 2024	Total Units	Est. # Families	Est. # Other Household Types	Est . Population
Low-Density Residential	1,561	1,327	234	4,883
Medium-Density Residential	623	530	93	1,949
High Density Residential	254	216	38	795
Total Estimated Population				7,626
2022 U.S. Census Population Estimate				5,922
Difference				+1,704

Assumptions	Average Size	Estimated Share
Families	3.17 persons	85%
Total Households / Non-Families	2.89 persons	15%

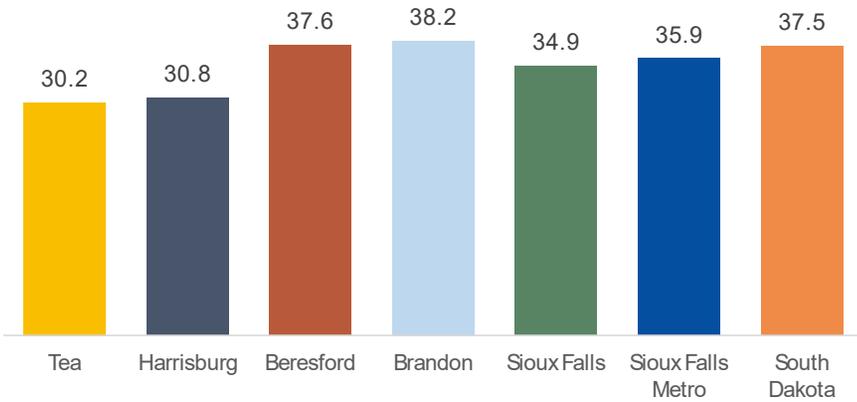
**Table 3.1** Updated Population Estimate Summary - Tea, SD (2024)

# Demographic Profile

## Population by Age

Overall, Tea is a younger community within the Sioux Falls metropolitan area. Figure 3.5 below shows the median age comparison for Tea and other nearby communities, the region, and the state. The median age in Tea is 30.2 years, which is only slightly younger than Harrisburg (30.8) but significantly younger than Brandon (38.2).

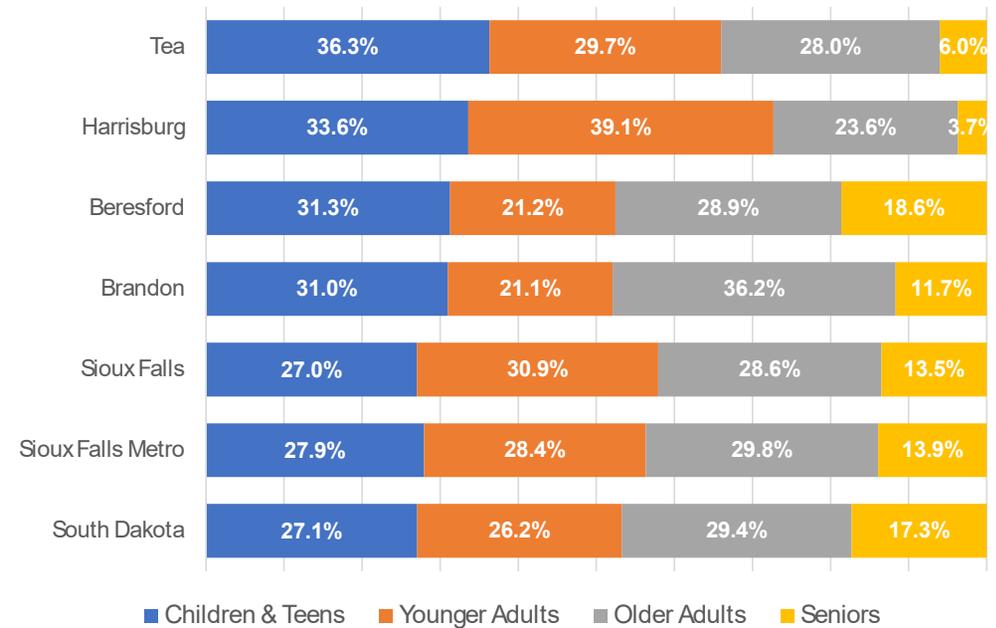
The young median age is influenced by the high percentage of children and teens living in Tea (36.3%), as referenced in Figure 3.6. This age cohort is larger than in any of the other geographies summarized in the figure.



**Figure 3.5** Median Age Comparison (2022)



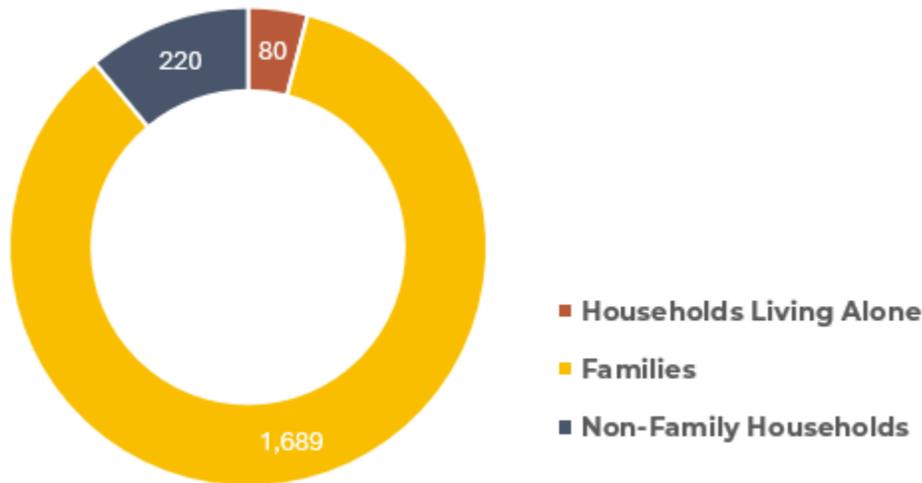
## Tea Median Age (2022): 30.2



**Figure 3.6** Age Grouping Comparison (2022)

## Households + Families

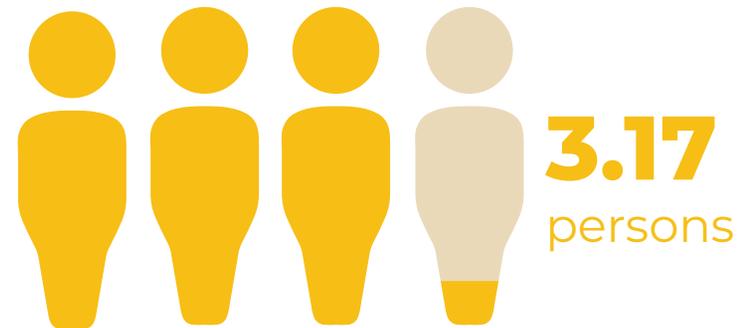
The majority of households (85%) in Tea are families, which have an overall average household size of 3.17 persons. Approximately 11% of households are non-family households meaning non-married, non-related people living together. These households have an average size of 2.98 persons. Only around 4% of households in Tea are individuals living alone.



**Figure 3.7** Household Type Comparison - Tea, SD (2022)



## Non-Family Households:



## Family Households:

**Figure 3.8** Average Household Size Comparison - Tea, SD (2022)

# Demographic Profile

## Household by Housing Tenure

It is common for household size to vary based on housing tenure, which essentially refers to the financial arrangement of your housing status. Housing tenure is typically either renter or owner-occupied. Over 70% of Tea households are owner-occupied and just under 30% are renters. On average, owner-occupied units have larger household sizes - 3.01 compared to renters at 2.89 persons. While owner-occupied households are larger in Tea, we typically see a greater difference. This suggests more families are renting in Tea. Household types on the previous page confirm this further.

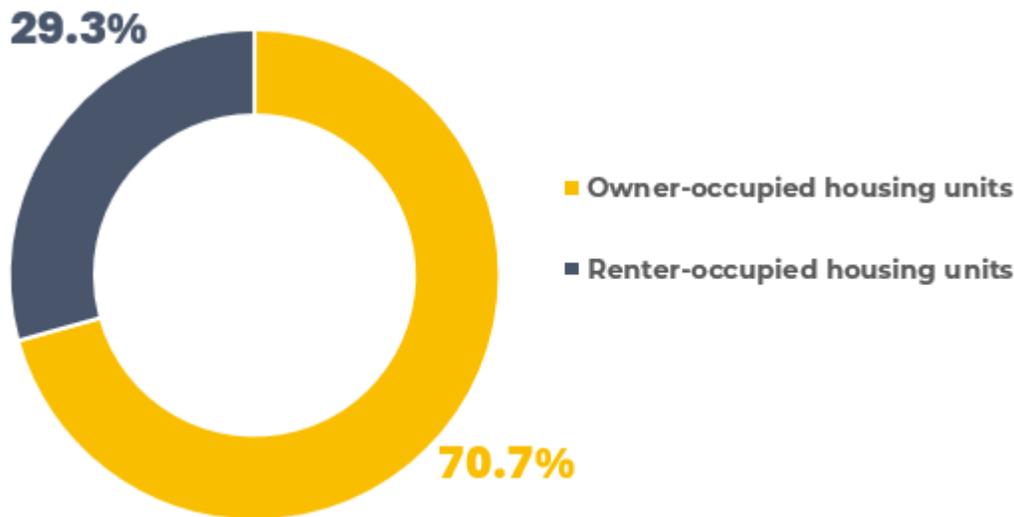
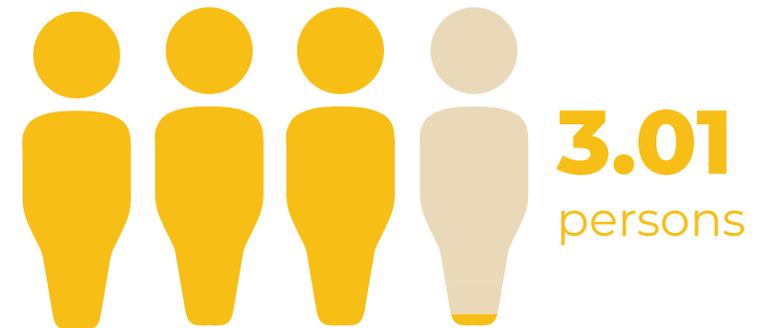


Figure 3.9 Households by Housing Tenure - Tea, SD (2022)



### Renter Households:

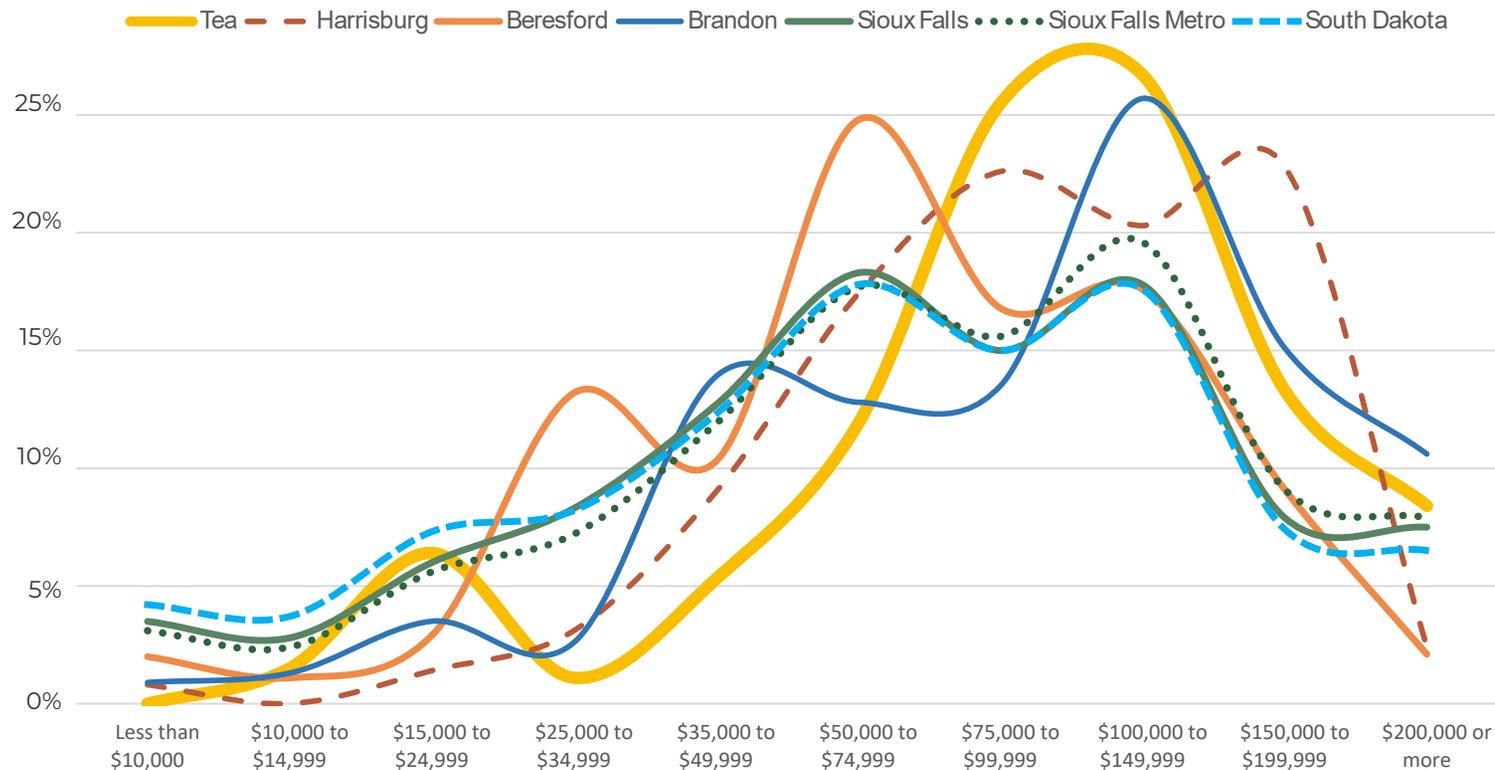


### Owner-Occupied Households:

Figure 3.10 Average Household Size Comparison - Tea, SD (2022)

## Household Incomes

Figure 3.11 below shows how Tea compares to other geographies in terms of household income breakdown. Tea exceeds other areas for incomes between \$75k-\$150k, but lags behind Brandon for households earning \$200k or more per year. The overall median household income for Tea as of 2022 was \$99,153, which is above Harrisburg but below Brandon. However, all three communities far exceed the metro average, \$78,552.



**Figure 3.11** Household Incomes Comparison (2022)

# Land Use

## Land Use

### Chapter Overview

The purpose of this chapter is to identify the location and mix of land uses for Tea as it grows. This analysis begins with an analysis of the existing land use. Next, a series of Future Land Use categories have been defined to help visualize the preferred land use layout in the growth area. Factors such as the ability to service areas with infrastructure, population projections, future street alignments, natural resource limitations, and other factors went into creating a new Future Land Use Plan.

The Future Land Use Plan in this chapter outlines a future vision for Tea through the year 2050 and beyond. The plan boundary discussed in Chapter 1: Introduction was used in creation of the Future Land Use Plan. Due to the size of the planning boundary, more land than is needed to serve the projected population growth is shown. However, this provides flexibility for the City of Tea and the development community. As much as possible, land uses have been distributed through the planning boundary to promote harmony and avoid conflicts between incompatible land uses such as low-density residential and industrial.



## Existing Land Use Key Features

There are several defining features of existing land use in Tea today will influence the Future Land Use Plan and long-term development of Tea.

### Low-Density Residential



Tea is well known for its high quality housing stock, especially single-family detached homes. While there has been a growing presence of townhomes and apartments in Tea, single-family homes remain and likely will remain the dominant housing type.

### Floodplain and Wetlands



Tea has taken great advantage of the nearby water system and floodplain in the community by turning areas into parks and open spaces as well as amenity detention ponds. The need to adequately handle and convey stormwater in the planning boundary will dictate the development potential of some key areas.

### Interstate 29



Tea is fortunate because of its easy access to Interstate 29 and the connections to the rest of the Sioux Falls metropolitan area this major arterial provides. The nature of the roadway system will have significant impacts on the suitable and highest/best use of land near the interstate.

### Industrial Growth



Tea has become more of a player in the industrial land use landscape in the Sioux Falls metropolitan area. As a source of jobs and tax generation, this important land use should be supported. However, the look and feel of the industrial users should be considered when planning for future growth of this land use type. Ideally, this land use is separated from lower density residential uses whenever possible.

### Growing Neighbors



The entire Sioux Falls metropolitan area has been experiencing years of continued growth pressures and development. Nearby neighbors, such as Sioux Falls and Harrisburg, have become increasingly close to the current Tea city limits. Cooperation and communication with these cities over planning boundaries and land use edge matching will be important.

### Downtown Core



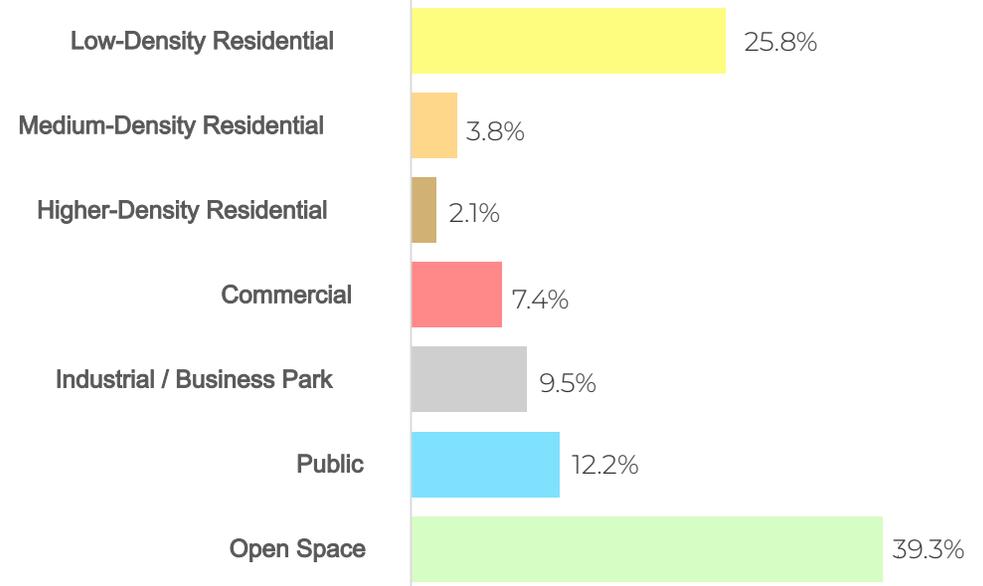
While much of Tea's population growth has occurred in the past few decades, Tea itself is a historic community that maintains a small central business district area as many older communities do. While Downtown Tea has struggled in recent decades, this type of historic district is difficult to replicate and opportunities to enhance and improve the downtown should be explored.

# Land Use

## Existing Land Use in Tea

Figure 4.2 shows the existing land use map for Tea as of the timing of writing of this plan. The existing land use represents the on the ground conditions of the parcel and is not a zoning map. The existing land use was determined using a combination of Lincoln County parcel data, local knowledge, aerial imagery, and knowledge about upcoming or proposed development plans.

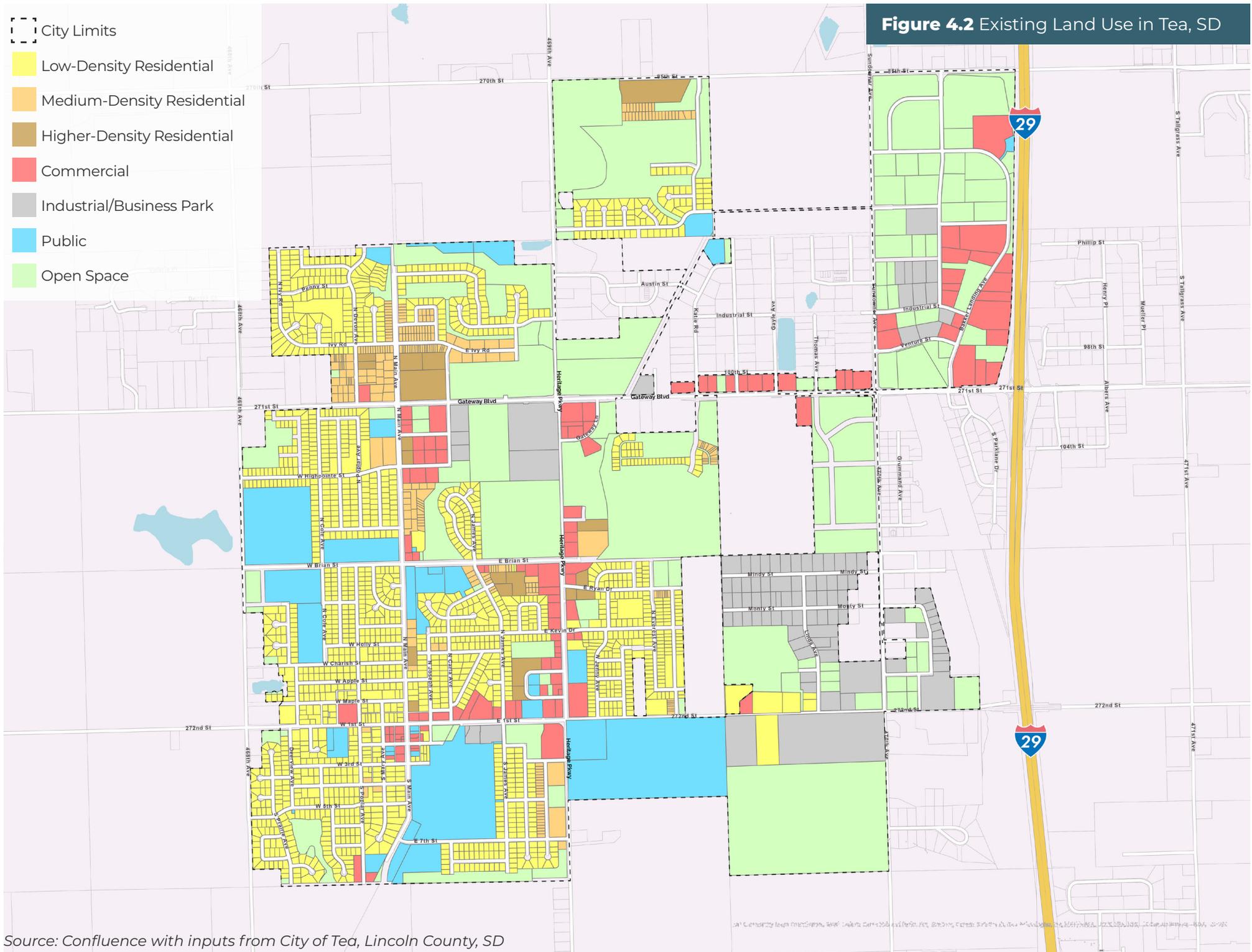
The developed existing land use in Tea is predominantly residential with a growing industrial and commercial base, especially on the east side of town near Interstate 29. There are several areas in Tea that are undeveloped, which is a combination of land ripe for development as well as land that will not be developed due to environmental constraints such as wetlands, and detention ponds. Figure 4.1 shows the breakdown by land use type.



**Figure 4.1** Existing Land Use Breakdown in Tea, SD

Figure 4.2 Existing Land Use in Tea, SD

- City Limits
- Low-Density Residential
- Medium-Density Residential
- Higher-Density Residential
- Commercial
- Industrial/Business Park
- Public
- Open Space



Source: Confluence with inputs from City of Tea, Lincoln County, SD

# Land Use

## Planning Boundary

A Comprehensive Plan, especially in a growing community that is not landlocked, will look beyond the existing city limits to plan for new growth areas. This planning boundary reflects the areas in which Tea either expects to growth at some point in the horizon year or wants to plan for in order to protect its borders from incompatible growth and development types. The Tea planning boundary is shown in Figure 4.3 and is roughly:

- North to the 85th Street corridor
- East to Interstate 29 with a section extending beyond to 471st Avenue
- South to 274th Street
- West to South Dakota Highway 17

This planning boundary was defined in coordination with City staff, including the engineering firm HDR, that works for the City of Tea. While Tea will not likely grow into the entire planning boundary during this time, this plan boundary allows for flexibility in where development may occur. This plan boundary takes into consideration the long-term ability to provide infrastructure to the area and respects the anticipated growth areas of Tea's neighboring communities.

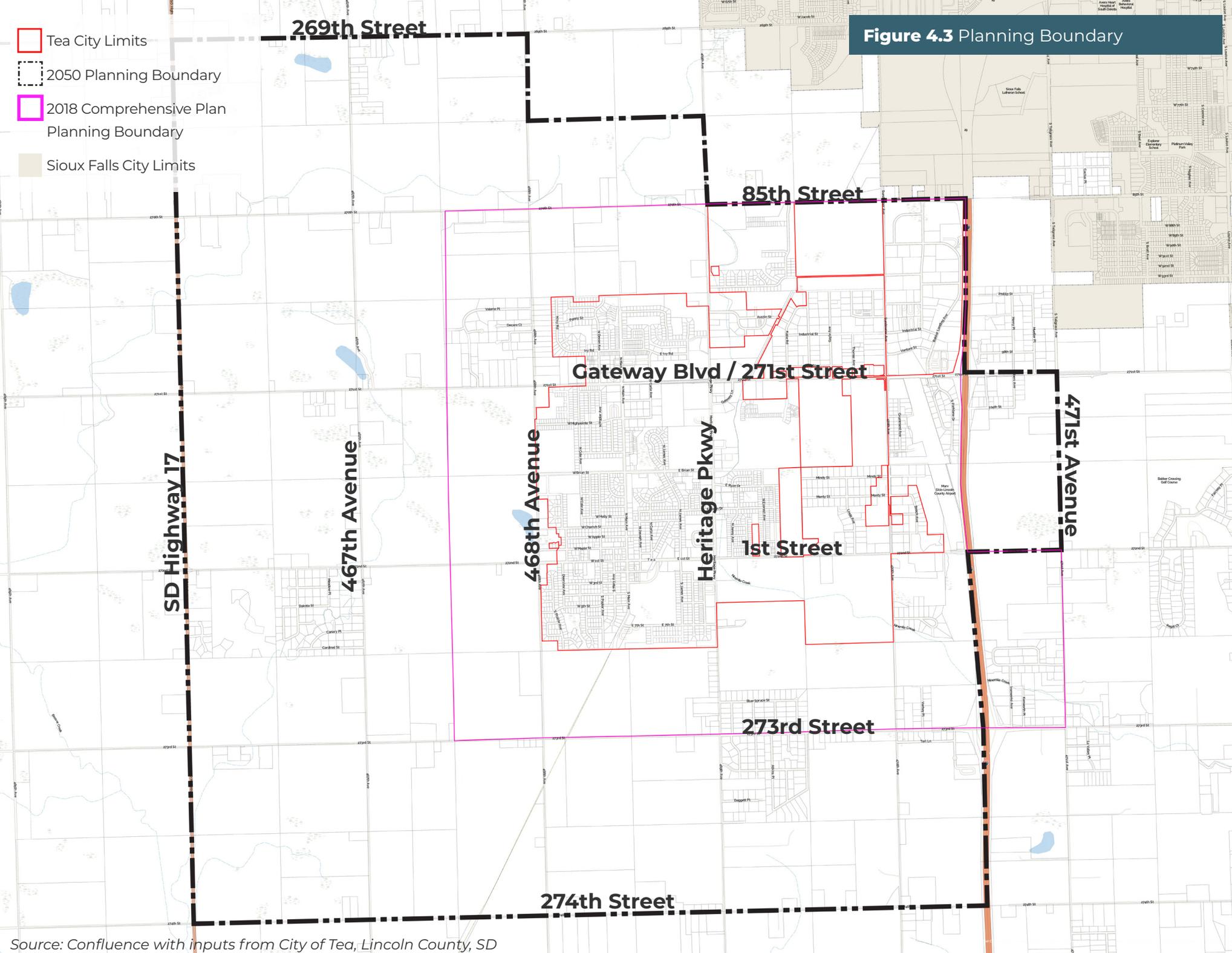
Figure 4.3 also shows the planning boundary from the 2018 Tea Comprehensive Plan Update, which was smaller than the updated plan boundary. Tea has continued to experience tremendous growth pressures and has started to receive inquiries from property owners wanting to development within the new plan boundary area. The updated planning boundary will enable Tea to have a more justifiable decision regarding approving or recommending denial of development within their extraterritorial planning boundary but outside the current city limits and/or 2018 planning boundary.

## Legal Basis for City Zoning

The Shape Sioux Falls 2050 Comprehensive Development Plan has been developed in line with the authority granted by the State of South Dakota, which requires cities to base their zoning regulations in accordance with a comprehensive plan (SDCL §11-4-3). This plan provides the essential data, narratives, and maps to guide and assist City leadership in making informed decisions regarding zoning, annexation, and development proposal.

**Figure 4.3 Planning Boundary**

- Tea City Limits
- 2050 Planning Boundary
- 2018 Comprehensive Plan Planning Boundary
- Sioux Falls City Limits



Source: Confluence with inputs from City of Tea, Lincoln County, SD

# Land Use

## Infrastructure Readiness

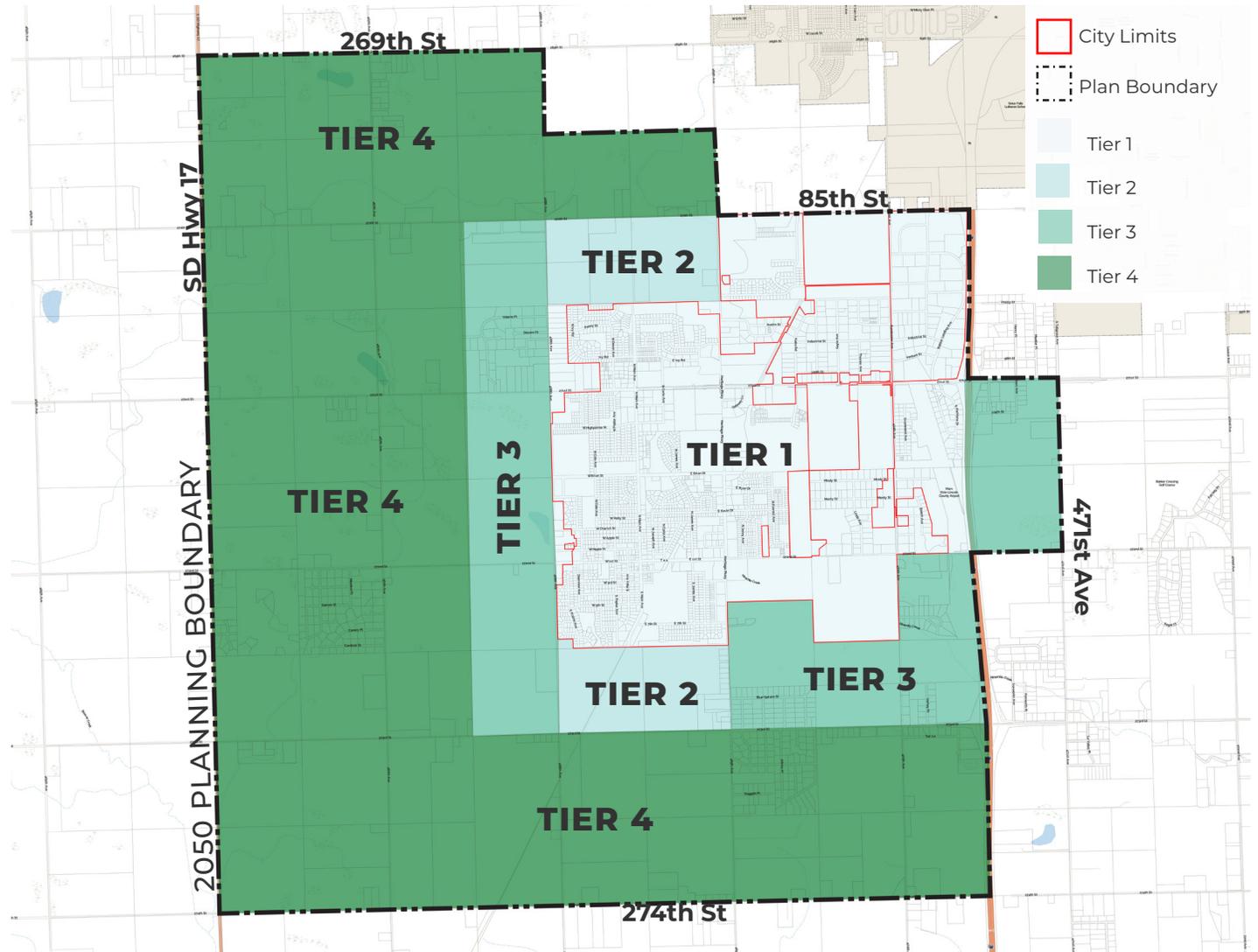
Tea has plenty of land that is available for development both in the near and long-term. In working with Tea's engineering firm, HDR, an infrastructure readiness map has been made for the planning boundary (Figure 4.4).

**Tier 1** is land that is developable today. Some of this land is actively being developed during this planning process.

**Tier 2** is land that is developable in the short-term (0-8 years)

**Tier 3** is land that is developable in a medium time frame of 8-10+ years

**Tier 4** is land that would require a long-term growth strategy with significant investment in infrastructure.



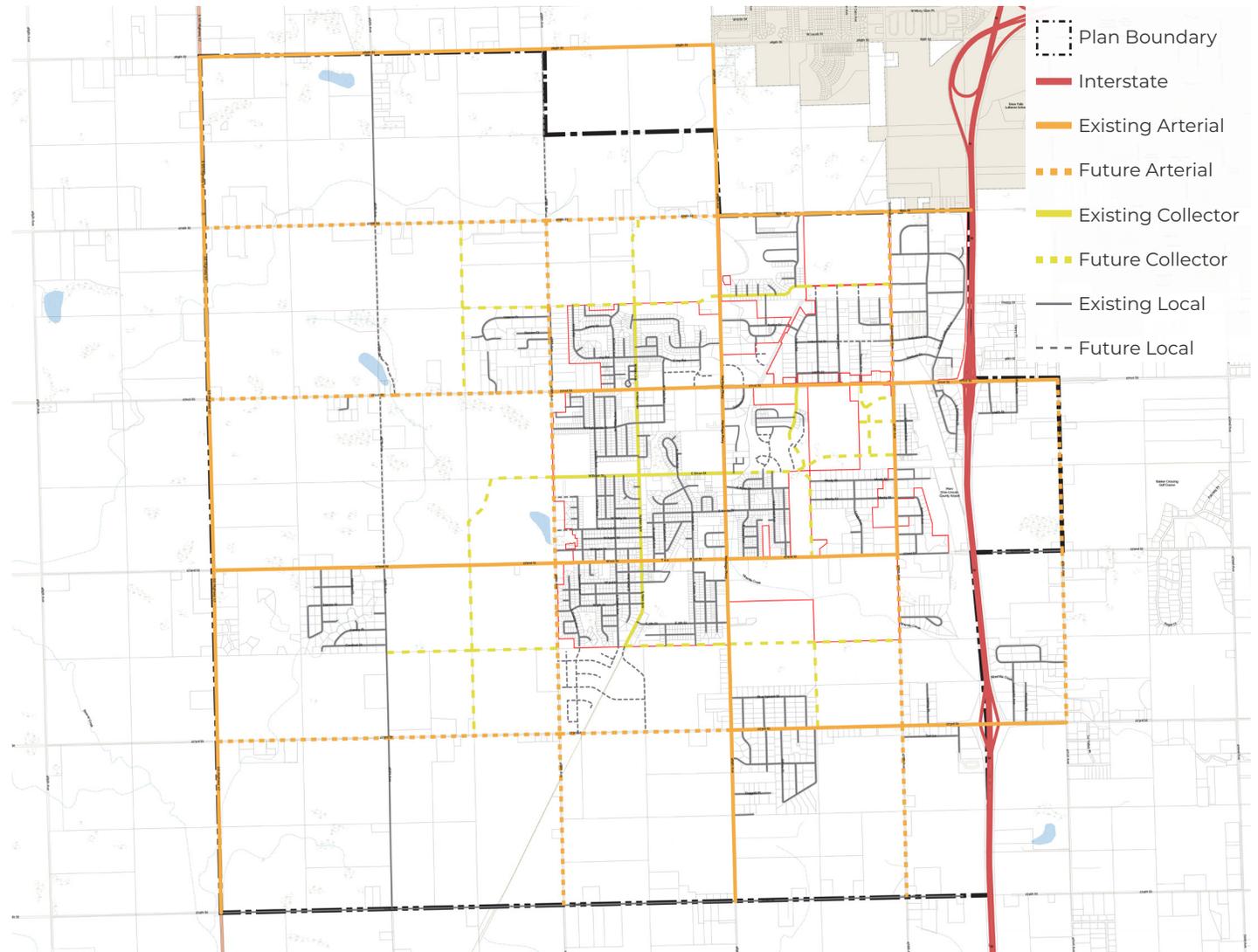
**Figure 4.4** Tier Growth Map for Tea's Planning Boundary

# Land Use

## Streets Master Plan

Figure 4.5 shows the tentative streets master plan for Tea, which was created during a separate but parallel long-term transportation planning project being completed by HDR, the city's engineering firm. While the exact right-of-way boundary may be subject to change depending on the accompanying development, this plan shows the overall connectivity planned for Tea's growth areas.

The Streets Master Plan predominantly shows arterial or collector level roadways instead of local roadways, which will be determined during the development review process. More information regarding transportation is discussed in the Transportation + Infrastructure chapter.



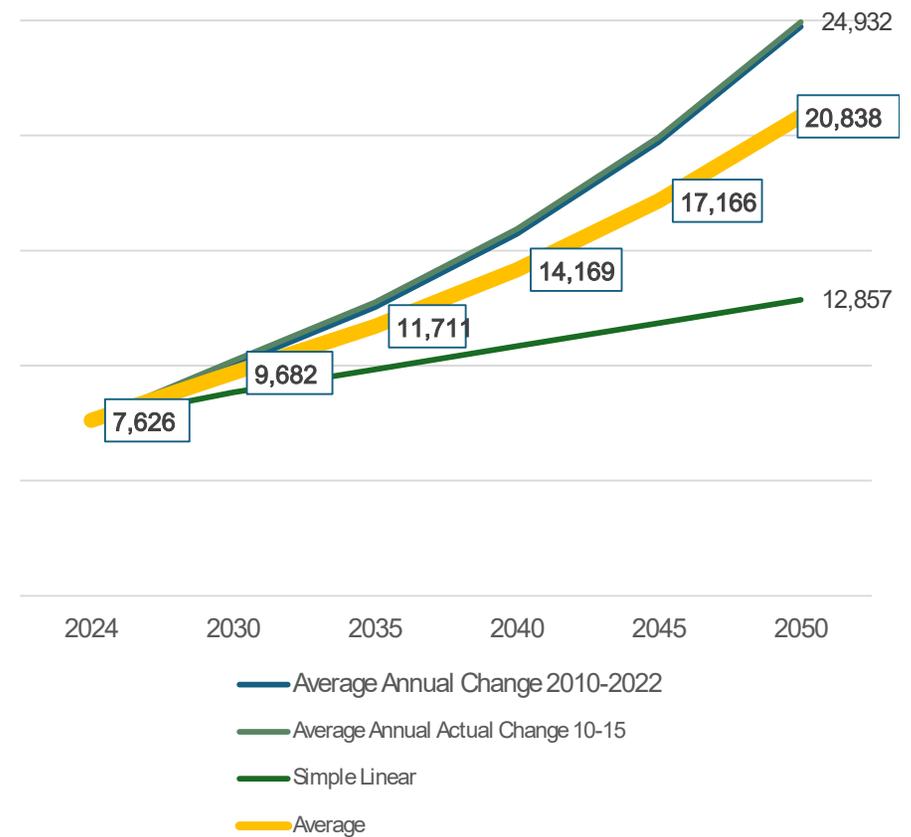
**Figure 4.5** Streets Master Plan

# Land Use

## Population Projections

To assist in right-sizing the Future Land Use Plan, a series of population projections, discussed in greater detail in Chapter 3: Community Profile, have been made for Tea. Low, medium, and high growth scenarios alongside the overall average growth through 2050 are shown in Figure 4.6.

The current adjusted population estimate for Tea is 7,626. This is slightly above the latest U.S. Census estimate and takes into consideration recent building permits and dwelling unit counts. By 2050, the average growth scenario for Tea has the population increasing by 13,212 up to 20,838. The low and high range calls for between 12,857 and 24,932. The actual population increase will likely fall somewhere between these two ranges. Tea should ensure that there is adequate residential land to accommodate for this residential growth shown within the planning boundary.



**Figure 4.6** Population Projections 2030-2050

## Residential Demand Estimates

The estimated total demand for residential housing units is shown in Figure 4.7. This estimate takes into consideration the average population projection's added population and average household size and determines an average annual household demand estimate. A vacancy rate of 1.5% is applied to the household demand estimate, which leads to the total housing unit demand count.

In total, Tea may add over 13,000 new residents by 2050 (508/year), accounting for approximately 4,434 new households for which around 4,500 new housing units will be needed to accommodate this growth.

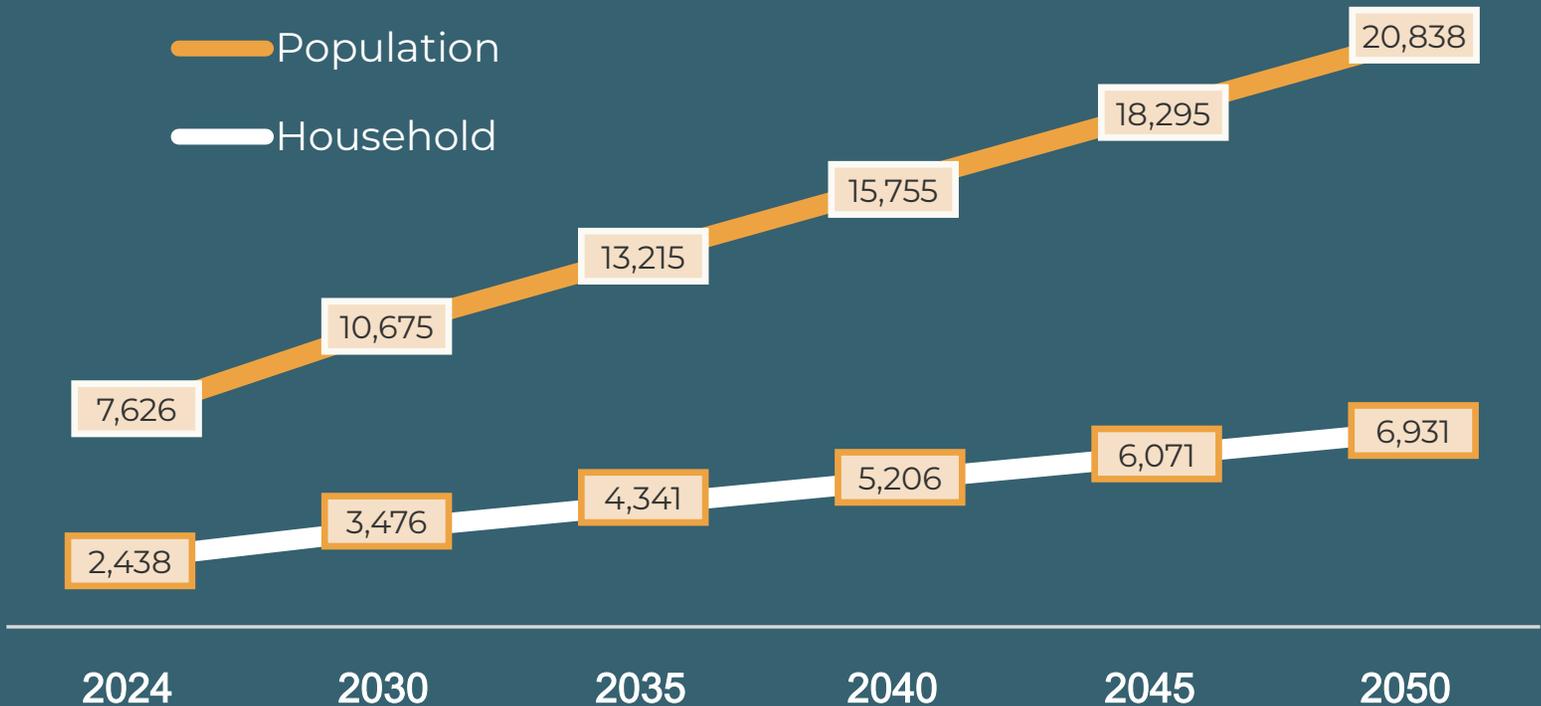


Figure 4.7 Household + Housing Unit Demand Estimates

# Land Use

## Future Land Use Plan + Categories

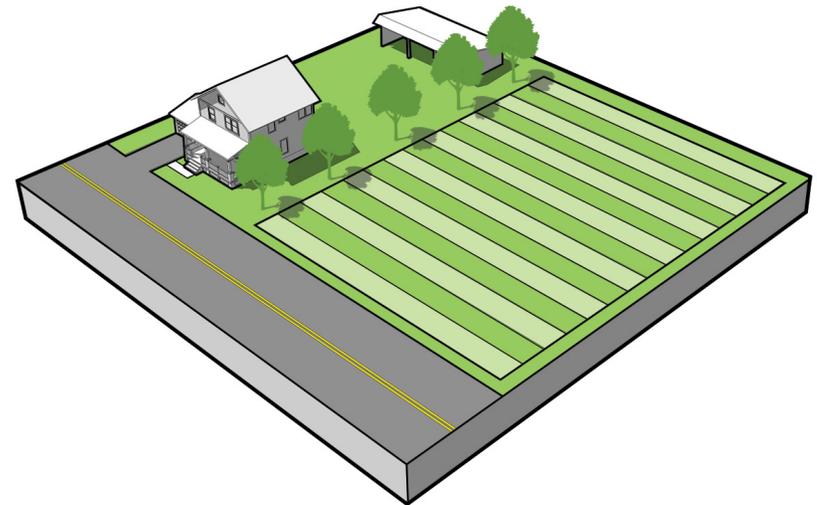
A Future Land Use Plan is a physical guide for growth and development within a community. The map lays out the preferred development pattern and is composed of a series of Future Land Use categories. The Future Land Use category definitions will be reviewed on the following pages. There are several Future Land Use categories created for the Future Land Use Plan:

- Agriculture/Open Space
- Parks and Recreation
- Public/Semi-Public
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Community Commercial
- Corridor Commercial
- Regional Commercial
- Downtown Mixed-use
- Mixed-Use
- Business Park/Light Industrial
- Industrial

The following pages provide a definition and graphic representation of each category.

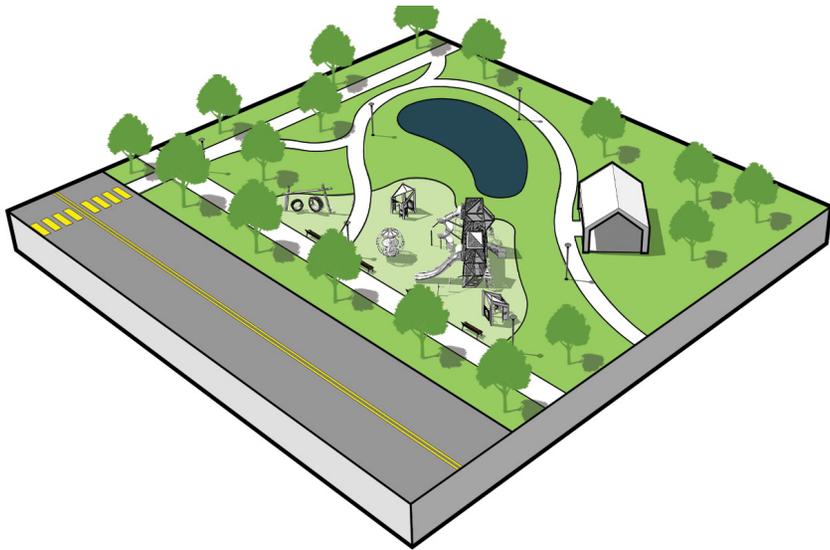
## Agriculture/Open Space

Land set aside for existing agricultural uses and undeveloped properties consisting of significant tree cover, floodplain, wetlands, and/or stream corridors. May include single family residential dwellings with a minimum lot size of 20 acres (maximum density of 0.05 dwelling units per acre).



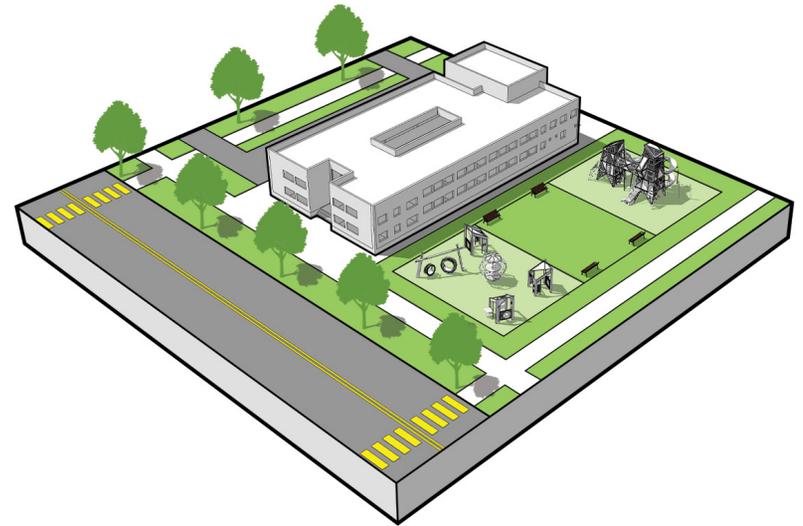
## Parks and Recreation

Public and semi-public land dedicated for active and passive recreation including parks, greenbelts with trails, golf courses, indoor and outdoor recreation facilities, and playfields.



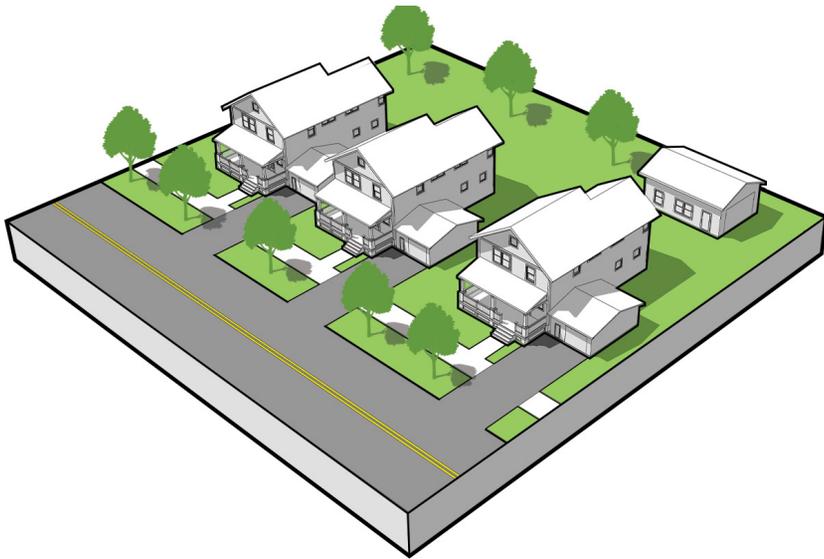
## Public/Semi-Public

Includes government-owned land, schools, churches, museums, and other institutional uses.



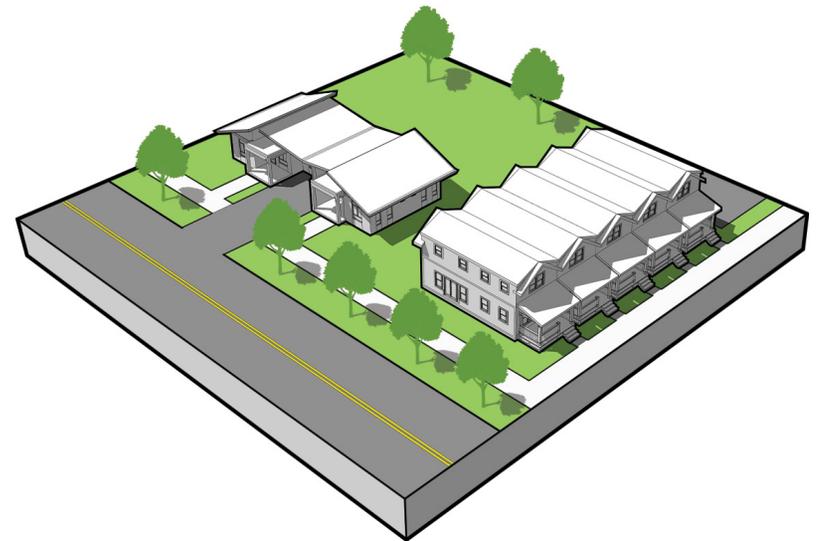
## Low-Density Residential

Land reserved for single family detached residential dwellings and may include accessory dwelling units. Densities range from 1 to 5 dwelling units per acre. This land use category may also include schools, churches, civic uses, childcare centers, and residential care facilities.



## Medium-Density Residential

Land reserved for a mix of detached and horizontally attached single family residential dwellings including single-family detached homes, cottage courts, duplexes, triplexes, rowhouses, and townhomes of various designs and layouts. Densities range from 3 to 10 dwelling units per acre. This land use category may also include schools, churches, civic uses, childcare centers, and residential care facilities.



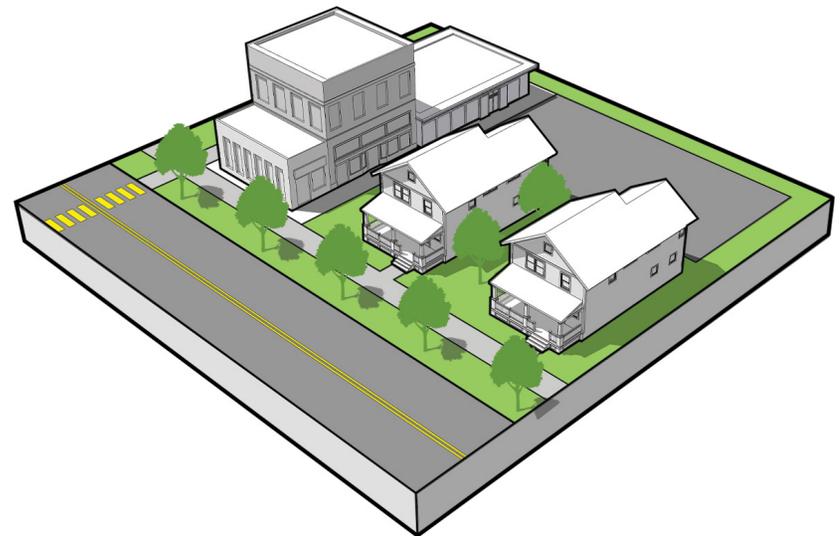
## High-Density Residential

Land designed for horizontally and vertically attached residential dwellings including rowhouses, townhomes, apartments, condominiums, and senior oriented housing with a density of 6 to 18 dwelling units per acres. Uses include schools, churches, civic uses, child care centers, and residential care facilities and may include manufactured home parks, where approved.



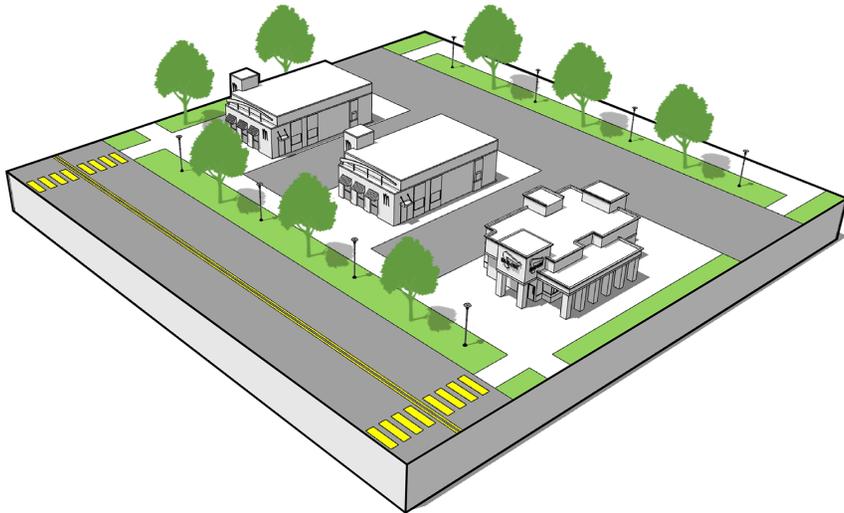
## Community Commercial

Land reserved for local retail and office uses and intended to serve the daily retail needs of the city's residents. Retail buildings are typically 1 story tall and less than 50,000 SF in size for single tenant buildings and less than 100,000 SF in size for multi-tenant buildings. Sites are 5-20 acres in size. Site and building design should include features to minimize negative impacts from noise, light, and vehicular traffic on neighboring residential uses, and accommodate pedestrian and bicycle circulation as well as vehicular access.



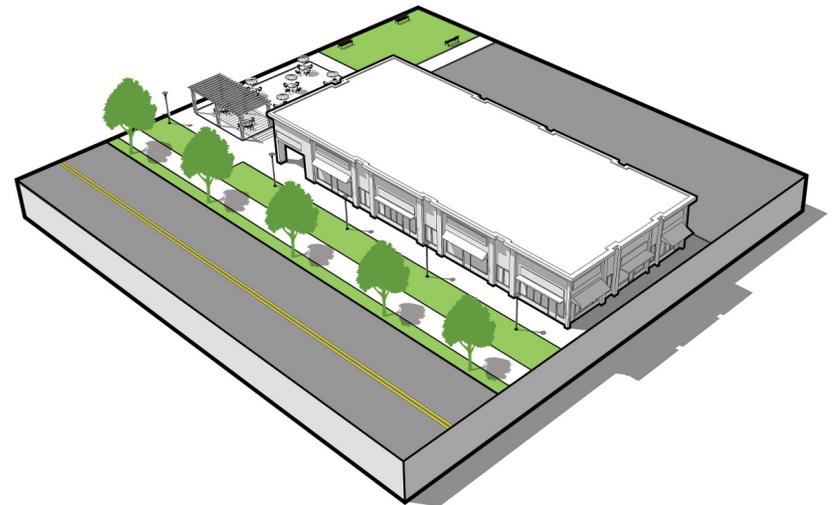
## Corridor Commercial

Land designated for mid to large scale retail and office uses that provide services along major corridors in the city. Uses include small shopping centers, office or medical buildings, large box retailers, drive-thru restaurants, and other auto-oriented retails. Sites are generally 5 or more acres in size and located along major roadways.



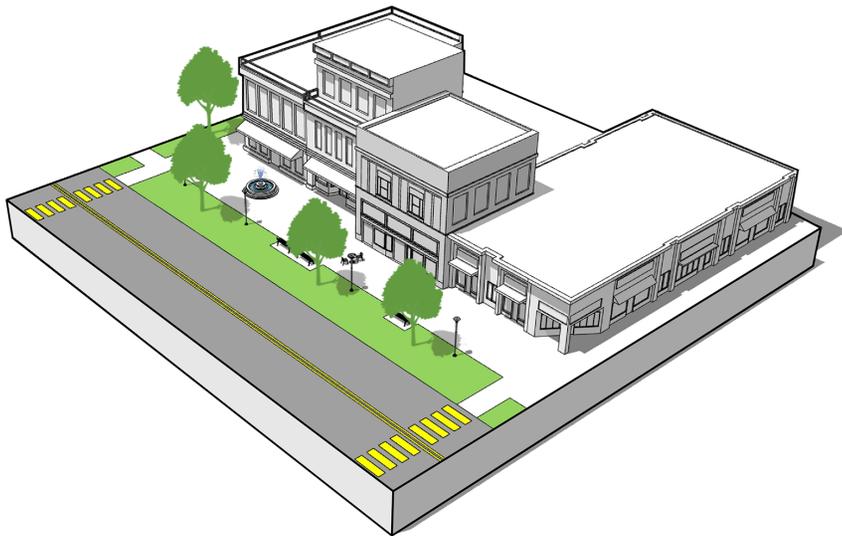
## Regional Commercial

Land designated for large-scale retail and entertainment uses typically located along high traffic corridors and intended to serve the entire community and motoring public as well as attract customers from outside of Tea. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.



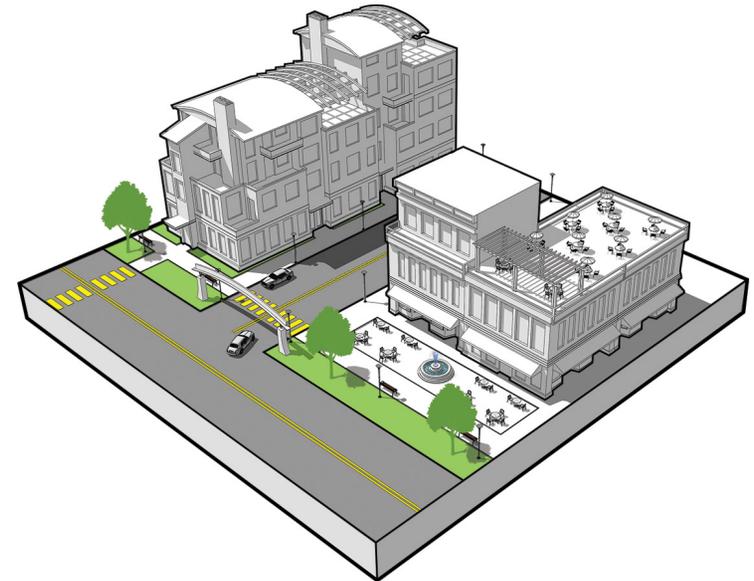
## Downtown Mixed-Use

Land set aside for a pedestrian-friendly mix of housing, office, and retail space in the form of a multi-story, mixed-use building (vertical mixed-use), but could also be a cohesive, planned development of single-use buildings (horizontal mixed-use). Uses in this category may have a residential density of up to 16 dwelling units per acre and a building floor area to land area ration (FAR) of 1.0 to 3.0. Buildings should be 2 or more stories in height with shared parking facilities located on-street, under-building, or in structured parking located to the rear of the buildings.



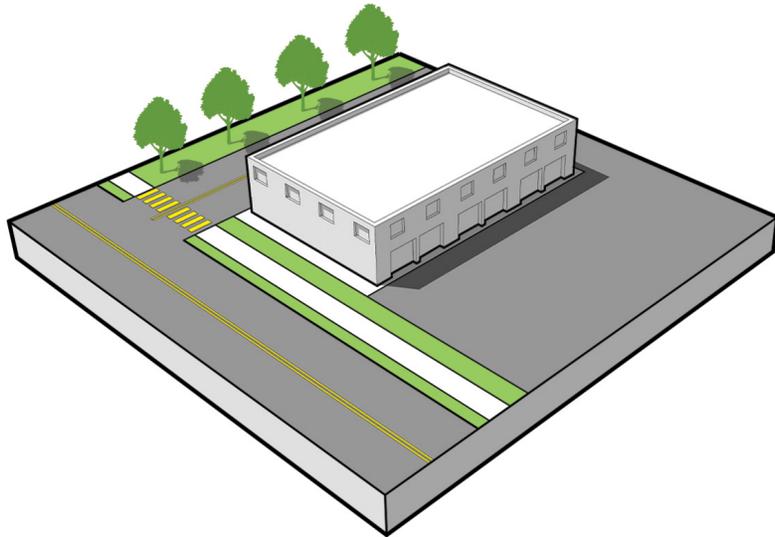
## Mixed-Use

Land set aside for a pedestrian-friendly mix of housing, office, and retail space in the form of a multi-story, mixed-use building (vertical mixed-use), but could also be a cohesive, planned development of single-use buildings (horizontal mixed-use). Densities in this land use category are typically over 18 dwelling units per acre and a building floor area to land area ration (FAR) of 1.0 to 3.0. Buildings within the Mixed-Use category should be between 2 and 4 stories tall with shared, on-street or structure parking located within, under, or to the rear of the building. Surface parking may also be allowed to the rear of the building.



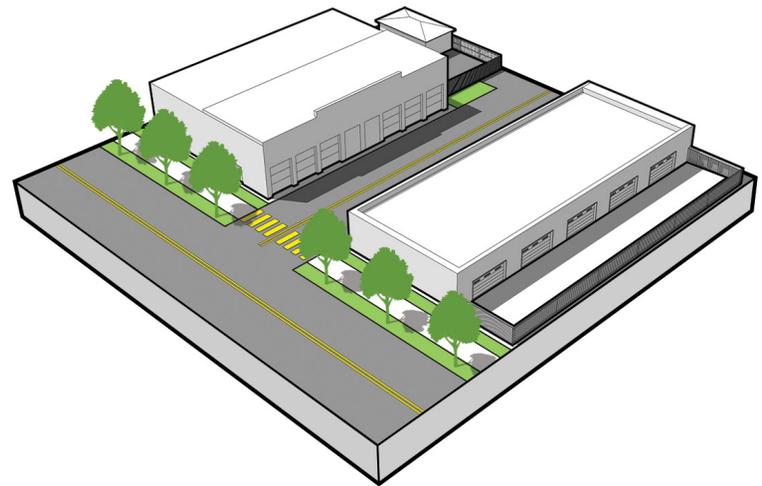
## Business Park/Light Industrial

Land set aside for business and office uses, corporate campuses, warehousing and distribution centers with ancillary semi-truck and trailer parking and fueling, and light manufacturing, packaging or assembly of goods that do not create off-site noise, smoke, dust, odor, or vibrations or otherwise negatively impact neighboring properties. All activities generally occur within a building with very limited outdoor storage and no outdoor storage of bulk materials, goods, or equipment.



## Industrial

Land reserved for industrial uses such as manufacturing and assembly of goods, shipping and distribution centers, railyards, and transload/intermodal facilities. Uses may include a limited outdoor storage of bulk materials, goods, and equipment with adequate screening.



## Zoning Compatibility Matrix

In Table 4.1, the zoning compatibility matrix shows the relationship between the future land use categories and the City of Tea’s existing zoning districts. Zoning districts have been listed as either compatible (“C”) or partially compatible (“PC”) within each future land use category.

This matrix should be used as the basis for determining the appropriate zoning district(s) for land that is annexed into the City or as a property rezoning is being considered. If the zoning desired for a given property is incompatible with its land use designation, the designation on future land use map should be first amended accordingly. In certain situations, an update or amendment to this matrix may be warranted to address changes in development patterns or revisions to the City’s zoning code regulations.

Further consideration should be given when rezoning for the compatibility between adjacent land uses to avoid creating unnecessary conflict or issues.

Future Land Use Categories	Zoning Districts							
	NRC Floodplain / Conservation	R-1 Residential - Single Family	R-2 Residential - Multi-Family	R-3 Residential Manufactured Housing	GB - General Business	CB - Central Business	I-1 Light Industrial	I-2 Heavy Industrial
Agriculture / Open Space	C	C						
Parks and Recreation	C	PC						
Low-Density Residential	C	C	PC					
Medium-Density Residential	C	C	C					
High-Density Residential	C	PC	C	PC				
Community Commercial	C				C	C		
Corridor Commercial	C				C	C		
Regional Commercial	C				C	C		
Downtown Mixed-Use	C		PC		C			
Mixed-Use	C		PC		C			
Business Park / Light Industrial	C						C	C
Industrial	C							C
Public / Semi-Public	C	C						

**Table 4.1** Zoning Compatibility Matrix

# Land Use

## Degrees of Zoning Compatibility

Table 4.2 on the following page shows the degree of compatibility between different Future Land Use categories/zoning districts in Tea. The chart illustrates the compatibility level of a zoning district to an adjacent zoning district. The level is categorized somewhere between 1 and 5, with 5 the most compatible and 1 the most incompatible. Each is defined in the key to the right.

- 5 Compatible:** These districts are totally compatible and there is no need for special site design to improve compatibility. Examples include low-density residential next to low-density residential.
- 4 Mostly Compatible:** The zoning district is generally compatible with the existing adjacent zoning district. Site and building design should be used to direct traffic and other potential negative externalities away from the existing development. Examples include medium-density residential next to existing low-density residential.
- 3 Some Incompatibility:** There may be potential conflicts with proposed new and existing adjacent zoning districts. Generally, these incompatibilities can be reduced through effective site and building design. Examples include high-density residential next to low-density residential.
- 2 Mostly Incompatible:** The new zoning district has significant conflicts with the existing adjacent zoning districts. There will need to be significant mitigation performed to reduce the negative impact, such as a large buffer or land use transition. Examples include commercial next to low-density residential.
- 1 High Incompatibility:** The new zoning district is incompatible with the existing or adjacent district or land use. In general, these type of developments should not be permitted. Examples include heavy industrial uses next to low-density residential uses.

<b>General Zoning Districts</b>	Low-Density Residential	Medium-Density Residential	High-Density Residential	Business Park / Light Industrial	Industrial	Agriculture / Open Space	Parks and Recreation	Corridor Commercial	Community Commercial	Regional Commercial	Mixed-Use	Public / Semi-Public	Downtown Mixed-Use
Low-Density Residential	5												
Medium-Density Residential	4	5											
High-Density Residential	2	5	5										
Business Park / Light Industrial	3	3	4	5									
Industrial	1	2	2	4	5								
Agriculture / Open Space	5	5	5	5	5	5							
Parks and Recreation	5	5	5	4	2	5	5						
Corridor Commercial	3	4	5	5	2	5	5	5					
Community Commercial	2	3	5	5	3	5	5	5	5				
Regional Commercial	1	3	5	5	3	5	5	5	5	5			
Mixed-Use	3	4	5	3	2	5	5	5	5	5	5		
Public / Semi-Public	5	5	5	5	3	5	5	5	5	5	5	5	
Downtown Mixed-Use	2	4	5	3	1	5	5	3	3	4	5	5	5

**Table 4.2** Zoning Degrees of Compatibility Matrix

# Land Use

## Future Land Use Plan

### Relationship to Zoning

Future Land Use Plans serve as the basis for determining the appropriate zoning for property being developed or annexed into a community. The Tea Comprehensive Plan should be consulted whenever a city zoning code regulation is amended and every time a property is rezoned to ensure that the action is consistent with both the goals and policies included in the plan and with the land use classifications as shown in the Future Land Use Map.

A copy of the latest zoning map for Tea is shown on the next page in Figure 4.9.

### When to Amend

The Future Land Use Plan for the Tea Comprehensive Plan represents the ideal future land use layout for the community. However, the land use plan does not need to remain stagnant or unchanging. If circumstances change and reveal a conflicting land use, the Future Land Use Plan should be amended appropriately to reflect the updated conditions of the community. If a rezone occurs that is not consistent with the Future Land Use Map or any related policies, the Future Land Use Plan and Comprehensive Plan should be amended as a part of the rezoning action to ensure consistency. The City should carefully document the justifications for an amendment to this plan and findings adopted as part of the official record.

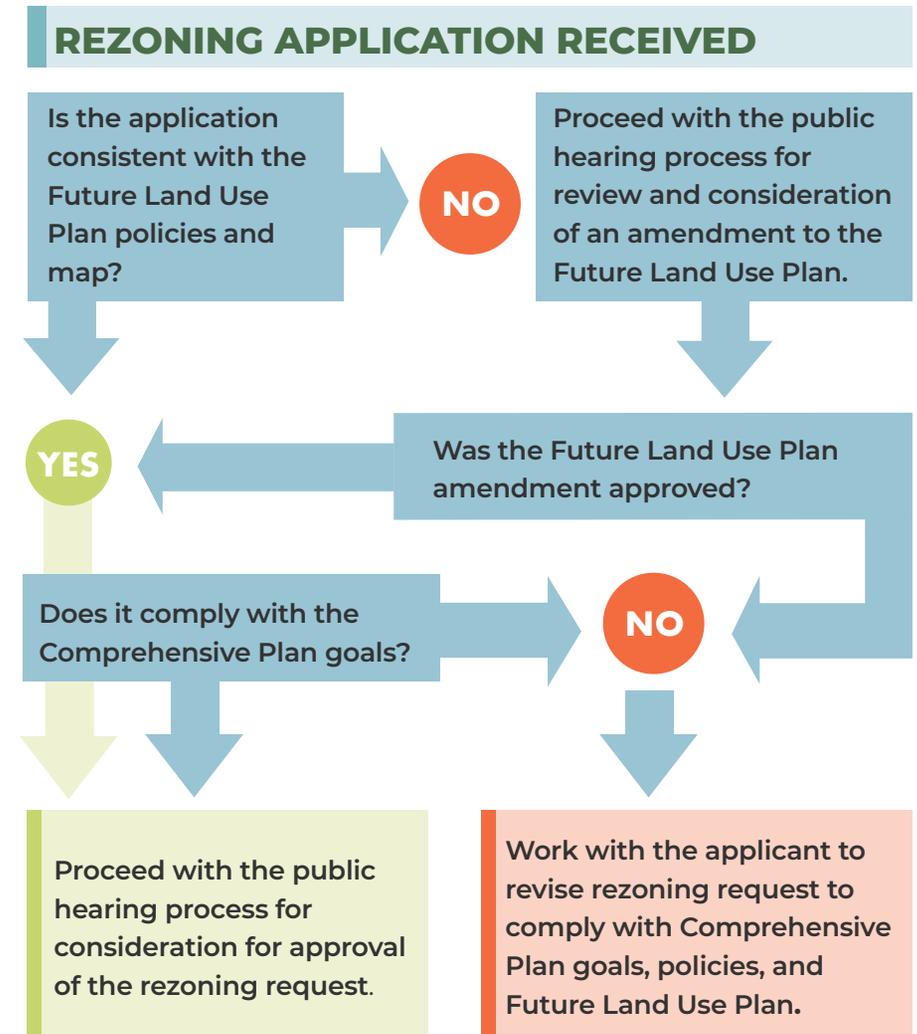


Figure 4.8 Rezoning Process Flow Chart



# Land Use

## Future Land Use Plan

Figure 4.10 on the following page shows the Future Land Use Plan for Tea. Table 4.3 shows the breakdown by Future Land Use category.

Low-density residential remains as the dominant land use type on the Future Land Use Plan. This type of development is part of the overall character of Tea and that was preserved and extended in the planning boundary.

There are several new strategically located areas for more dense housing options. These were mainly placed along major road corridors and intersections and as a transitional land use between commercial or industrial and low-density residential.

More intense land uses such as Business Park/Light Industrial and Industrial remain clustered close to Interstate 29 and the Marv Skie Airport area. This location provides easy access to the interstate or airport while also allowing for physical distance and buffering between residential areas.

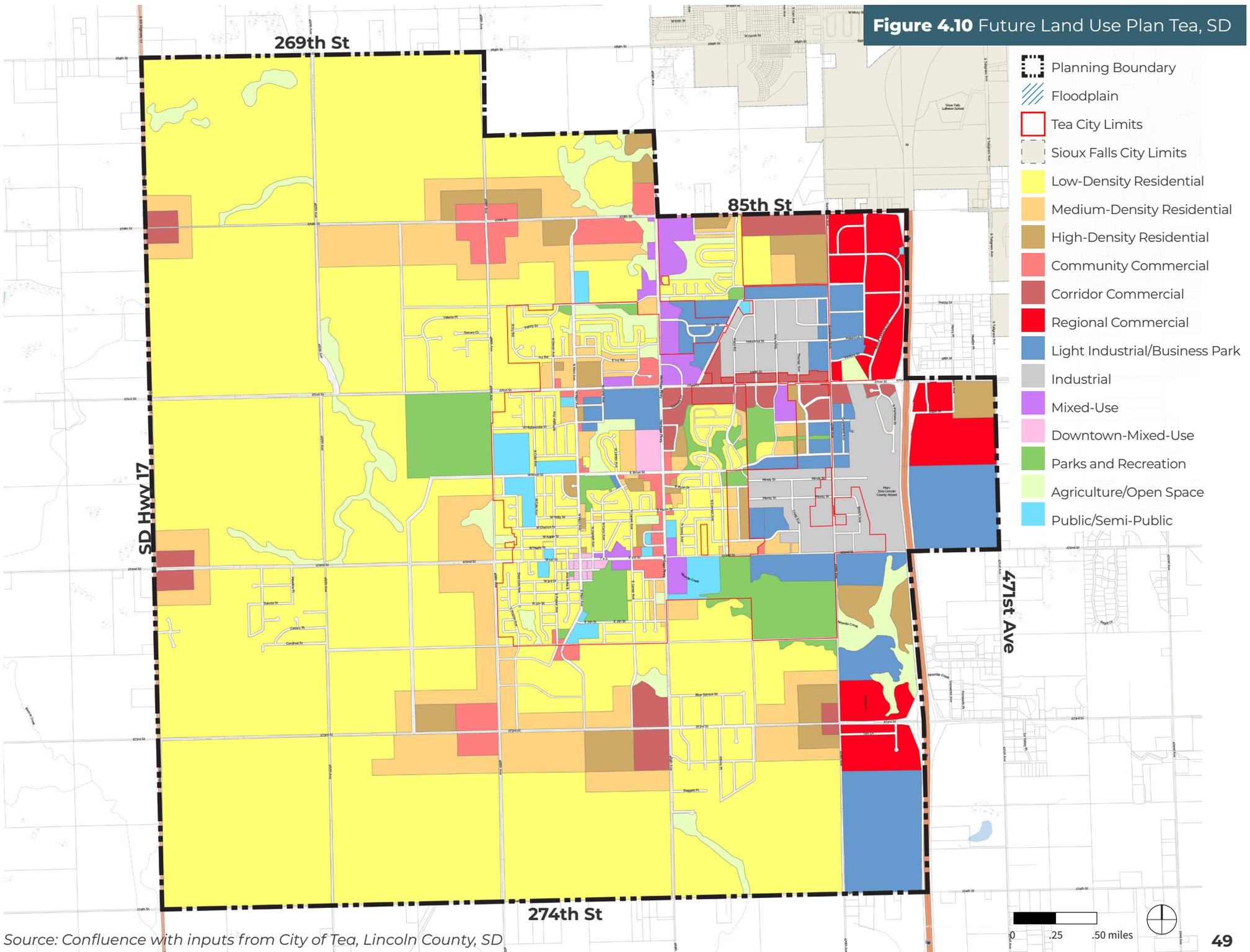
New mixed-use areas are proposed along Heritage Parkway and portions of E. 1st Street. There is also a light extension of the Downtown Mixed-Use district show as well.

The mix of land uses are designed to support existing commercial/ industrial corridors as well as to promote new key corridors along 85th Street to the north and 273rd Street to the south.

	Future Land Use Category	Acre	Share
	Low-Density Residential	7,474.4	60.6%
	Medium-Density Residential	1,115.2	9.0%
	Business Park / Light Industrial	781.4	6.3%
	Industrial	419.4	3.4%
	Agriculture / Open Space	461.9	3.7%
	Parks and Recreation	451.5	3.7%
	High-Density Residential	401.1	3.2%
	Corridor Commercial	281.9	2.3%
	Regional Commercial	418.5	3.4%
	Community Commercial	225.5	1.8%
	Mixed-Use	140.0	1.1%
	Public / Semi-Public	139.2	1.1%
	Downtown Mixed-Use	33.6	0.3%
	<b>TOTAL</b>	<b>12,342.7</b>	<b>100.0%</b>

**Table 4.3** Future Land Use Breakdown

**Figure 4.10** Future Land Use Plan Tea, SD



Source: Confluence with inputs from City of Tea, Lincoln County, SD

# Land Use

## Goals, Policies, and Action Items

To help support development of the Future Land Use Plan, a series of goals, policies, and action items have been identified.

**Goals** are objectives or aims, which may be broad or specific.

**Policies** represent on-going principles by which the City should adhere when approving new development or planning future investments.

**Action items** are specific steps and activities the City should take.

### Land Use Goal

**Promote a mix of land uses that enhances quality of life and promotes economic development in Tea.**

**Table 4.4** Land Use Goal

Policies	
4.1	Encourage development that promotes economic development in Tea such as commercial, business park/light industrial, and industrial land uses.
4.2	Promote high quality housing and neighborhood development in Tea to support growth and quality of life.
4.3	Preserve certain important ecological natural resource areas for open space, detention, and recreation.
4.4	Continue to support commercial and industrial development in strategic locations near Interstate 29 and along existing and upcoming corridors.
4.5	Support reinvestment in Downtown Tea that promotes a walkable mixed-use environment.
4.6	Use medium and high-density residential as transitional and buffer land uses between more intense commercial or industrial uses and low-density residential.
4.7	Preserve key intersections and frontage along existing and future arterial roadways for commercial, mixed-use, or industrial development.
4.8	Discourage rural residential land uses that are incompatible with the Future Land Use Plan.

**Table 4.5** Land Use Policies

## Policies (Continued)

4.9	Require any proposed development that cannot immediately connect with sewer and/or water to provide dry sewer mains, easement plans, and agreements to connect in the future when service is available.
4.10	Discourage low-density residential near Interstate 29 and facing arterial roadways.
4.11	Limit development along gravel roads and require new rural development have at least one paved street.
4.12	Use transitional land uses and buffering between incompatible uses such as low-density residential and commercial or industrial development.
4.13	Review new development, including within the extraterritorial review area, to fully be served by adequate infrastructure including paved streets, sidewalks, trails, and municipal water and sewer service.
4.14	Discourage rural subdivisions and leapfrog development whenever possible to keep growth connected by requiring new development to be responsible for the costs of constructing street and utility extensions necessary to serve the development.

## Action Items

4.1	Update the zoning and subdivision code to support development of the Future Land Use Plan.
-----	--

**Table 4.6** Land Use Action Items

# Housing

## Housing

### Chapter Overview

Housing provides strategies to guide thoughtful development of Tea's residential areas. The chapter begins with an overview of the housing related public input received during Phase 2: Public Engagement. It then includes an inventory of the best available data on housing in Tea today as well as a discussion of trends and best practices for the city to consider as it continues to grow. High level housing demand estimates based on the population projections are also included.



# Public Input on Housing

## Key Themes and Takeaways

Housing was a common theme in the public input received for Tea. Many stakeholders spoke positively about the quality of homes in Tea, including how well maintained neighborhoods are in the community. Some did express concern about the impact of multi-family housing on services such as the schools and parks, specifically the pool. Some mentioned a need for senior housing (age 55+) and affordable housing to support the local workforce, citing the generally high cost of housing in Tea.

At the public workshop, when asked if participants were happy or not happy with the housing options available right now, results were generally on the positive side of the spectrum. During the image voting exercise, the most liked medium-density were attractive quadplex-sized units, and the most liked higher-density residential were apartments had either access to their own open space/pool or plenty of landscaping.

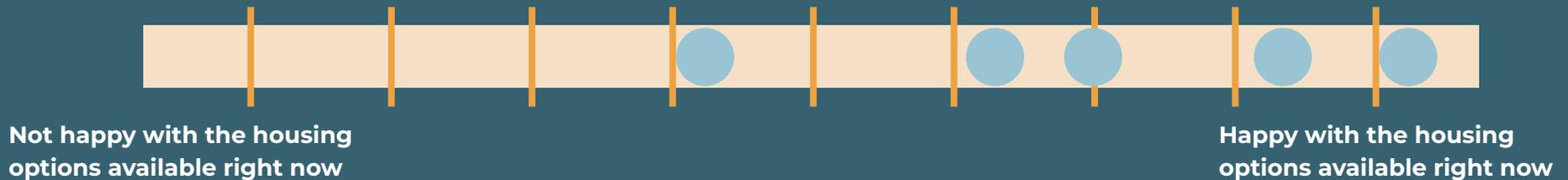
## MOST NEEDED HOUSING TYPES ACCORDING TO THE ONLINE SURVEY:



## HOUSING PRIORITY AREAS ACCORDING TO THE PUBLIC WORKSHOP:



## LEVEL OF HAPPINESS WITH HOUSING OPTIONS IN TEA ACCORDING TO THE PUBLIC WORKSHOP:



*\*Blue dots represent responses received on the board at the Public Workshop.*

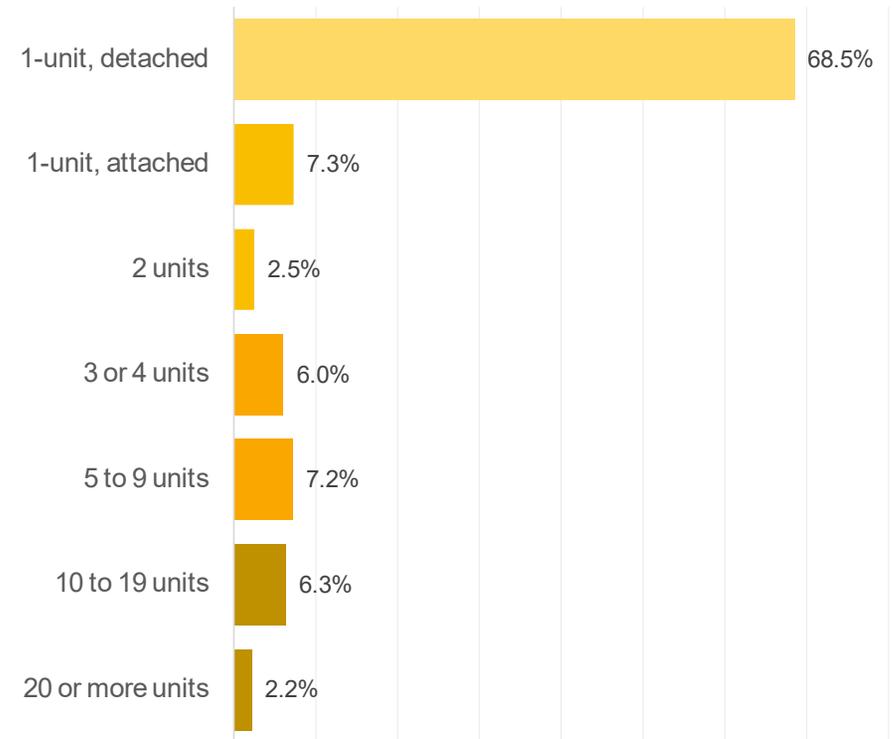
# Housing

## Housing in Tea

Tea's housing mix is predominantly composed of detached single-family homes, however, there are quite a few areas with duplexes, townhomes, and apartment buildings. A map of the different housing distribution by type is shown in Figure 5.2 on the following page. Figure 5.1 shows the U.S. Census estimates on housing units by number of dwelling units for Tea as of 2022.

## Existing Housing Mix

Figure 5.2 shows the location of residential housing in Tea color coded by residential density. Yellow represents single-family detached homes, referred to in this plan as low-density residential. The overall average density for low-density residential is typically 1 to 4 dwelling units per acre of land. Orange represents medium-density residential such as duplexes (2 units attached), triplexes (3 units attached), quadplexes (4 units attached), up to eight-plexes (8 units attached). Brown represents high density residential, which includes any attached structures with more than 8 units as well as apartments or condominiums.

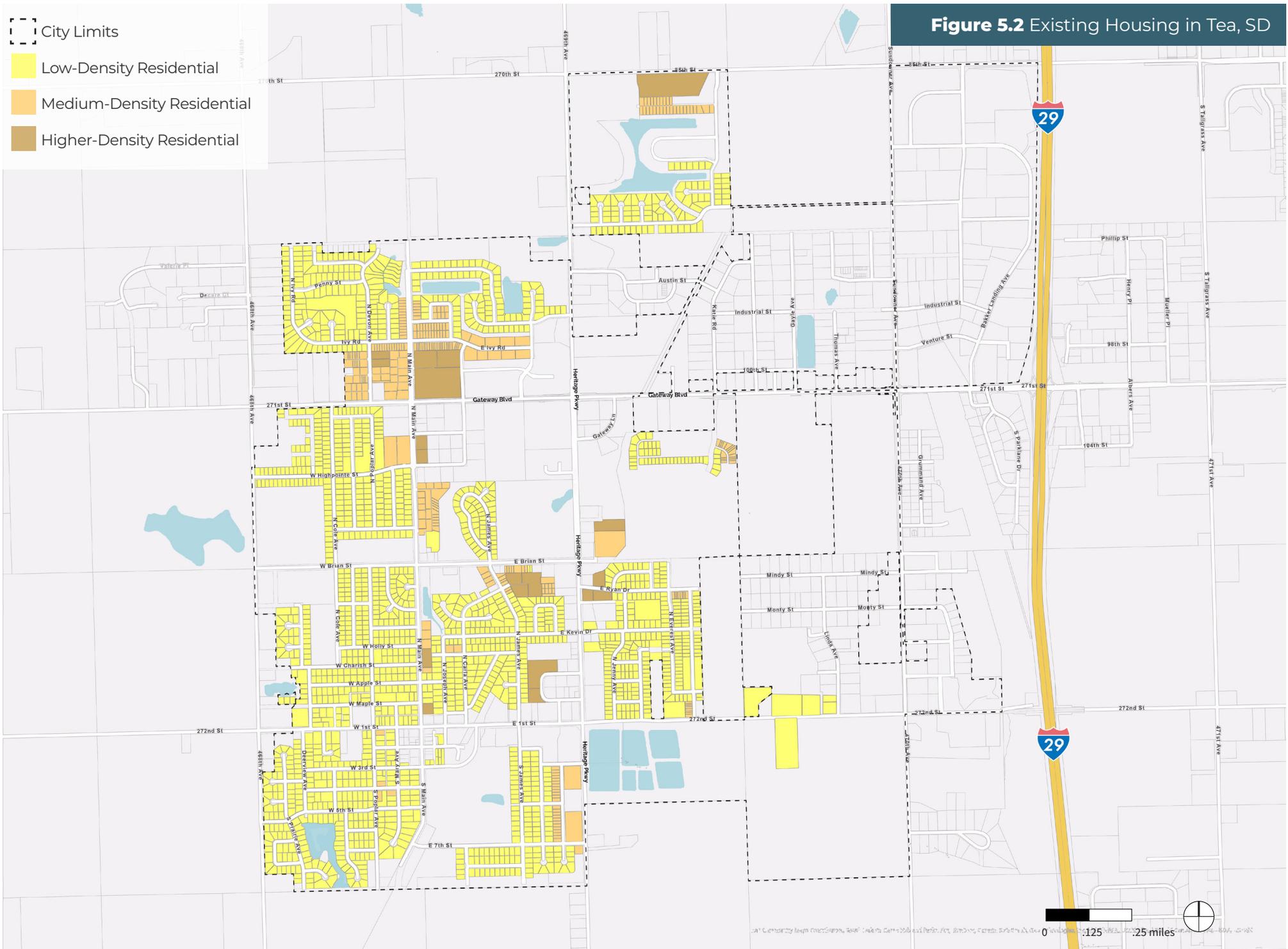


**Figure 5.1** Housing by Unit Count

Source: U.S. Census Bureau ACS 2022 5-Year Estimates

Figure 5.2 Existing Housing in Tea, SD

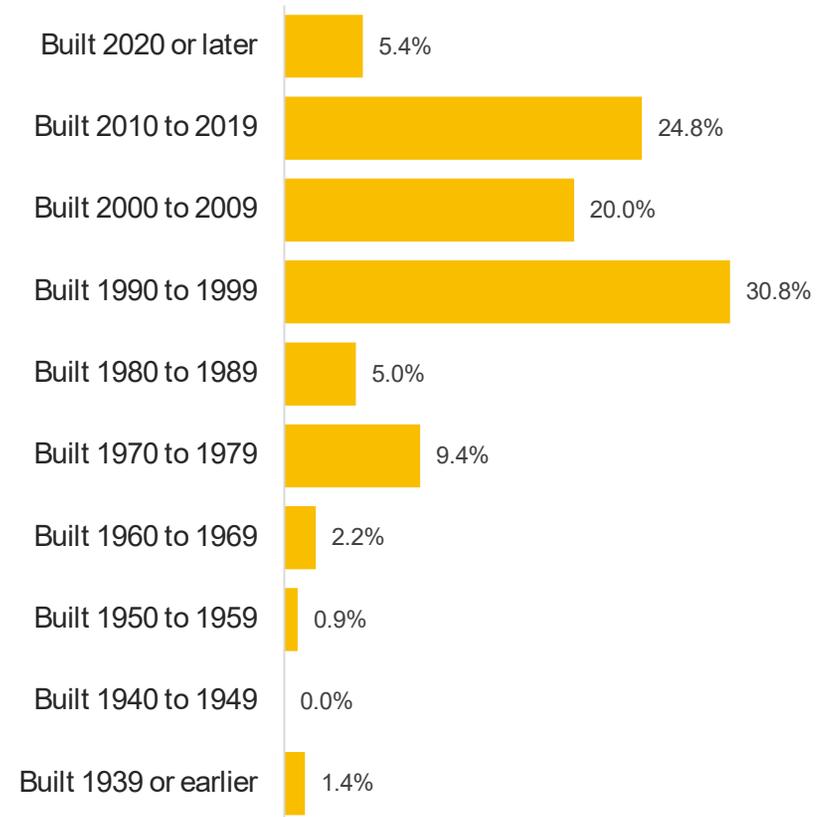
- City Limits
- Low-Density Residential
- Medium-Density Residential
- Higher-Density Residential



# Housing

## Housing Age

Housing types in Tea today, some of which are shown on the previous page, range from the typical single-family home to one of the newer apartment buildings. While there are some older homes in Tea, including nearly 10% of all homes built in the 1970s, approximately 75% of Tea's housing was built since 1990 as the Sioux Falls metropolitan area began to experience a population boom. Figure 5.3 shows the breakdown of year structure built as of 2022. The mix of housing found in Tea is consistent with other communities that are fast-growing on the edge of metropolitan areas.



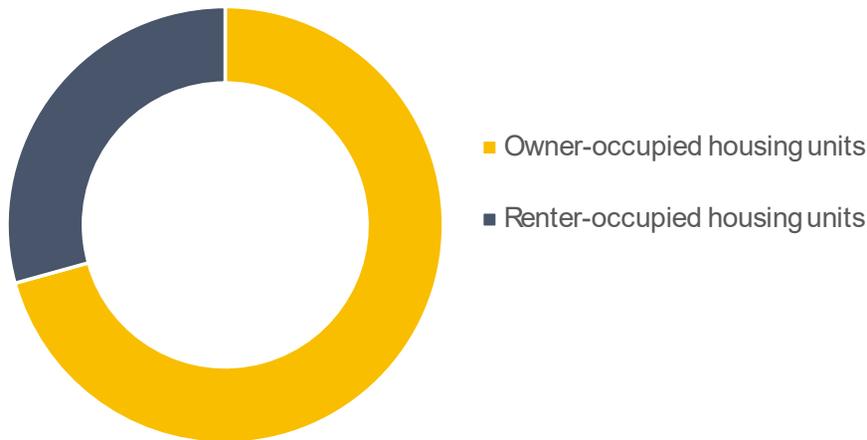
**Figure 5.3** Housing by Year Built (2022)

Source: U.S. Census Bureau ACS 2022 5-Year Estimates

# Housing

## Housing Tenure + Household Sizes

The U.S. Census Bureau estimates Tea is just over 70% owner-occupied units and just under 30% renter-occupied units. In many places, renters have much smaller overall house hold size, however in Tea, both owner and renter occupied units hover close to an average of three people per unit. Nearly 85% of households in Tea are families and 68% of those families have children living at home. The average household size in Tea exceeds that of many nearby communities, the State of South Dakota, and the Sioux Falls metropolitan area overall.



**Figure 5.4** Housing Tenure Breakdown - Tea, SD (2022)  
Source: U.S. Census Bureau ACS 2022 5-Year Estimates

## Renter-Occupied Households



## Owner-Occupied Households



**Figure 5.5** Average Household Size by Housing Tenure (2022)  
Source: U.S. Census Bureau ACS 2022 5-Year Estimates

# Housing

## Home Values

The median owner-occupied home value in Tea as of 2022 is estimated at \$268,500, which is higher than the region overall. Figure 5.6 shows how Tea compares to nearby communities (Harrisburg, Brandon, Sioux Falls, etc.), the state, and the metropolitan area overall. Figure 5.7 shows the breakdown of Tea owner-occupied home values as of 2022. Almost half are valued between \$200,000 and \$299,999.

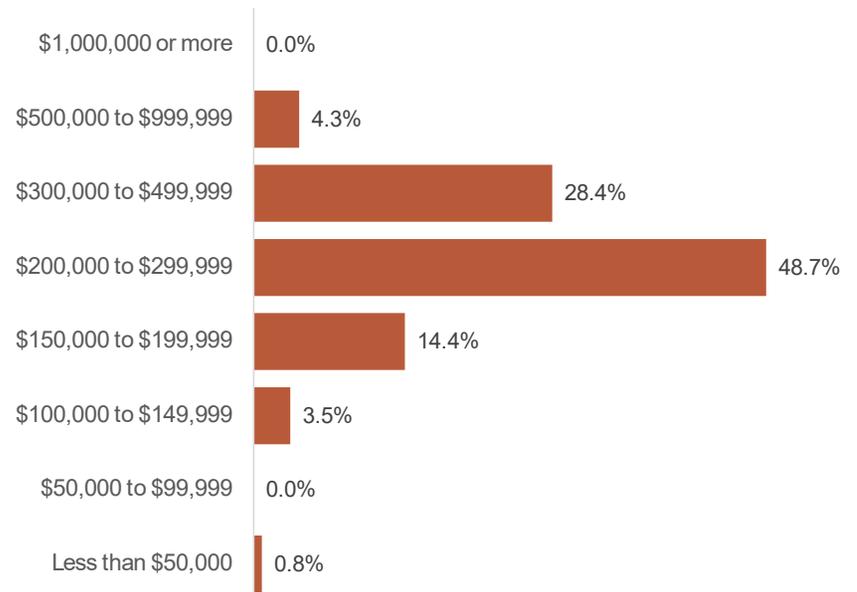


**Figure 5.6** Median Owner-Occupied Home Values (2022)

Source: U.S. Census Bureau ACS 2022 5-Year Estimates

## Median Owner-Occupied Home Value (2022)

# \$268,500



**Figure 5.7** Owner-Occupied Home Values - Tea, SD(2022)

Source: U.S. Census Bureau ACS 2022 5-Year Estimates

## Housing Costs by Tenure

Housing costs can be evaluated based on if you own or rent your home. Homeowners with a mortgage in Tea pay a median monthly housing cost estimate of \$1,644. Renters in Tea tend to pay less, with a median rent of \$1,131. Most renters pay between \$1,000 and \$1,500.

## Housing Cost Burdened

Housing costs alone do not tell the whole story of the effective cost of housing to residents. To evaluate the effective cost of housing, the percentage of household income spent on housing per month is identified. Figures 5.8-5.9 show what percentage homeowners (with a mortgage) and renters are paying Tea. The U.S. Department of Housing and Urban Development define being cost burdened as a household paying 30% or more of monthly income on housing. In Tea, relatively few homeowners are cost burdened (around 15%) whereas a larger percentage of renters are cost-burdened (around 32%). While this data suggests renters struggle more than homeowners overall to pay for housing each month, these totals are relatively small compared to other suburban communities. It is not uncommon to see close to half of all renters being categorized as cost-burdened.

### Median Monthly Costs

owner-occupied units with a mortgage

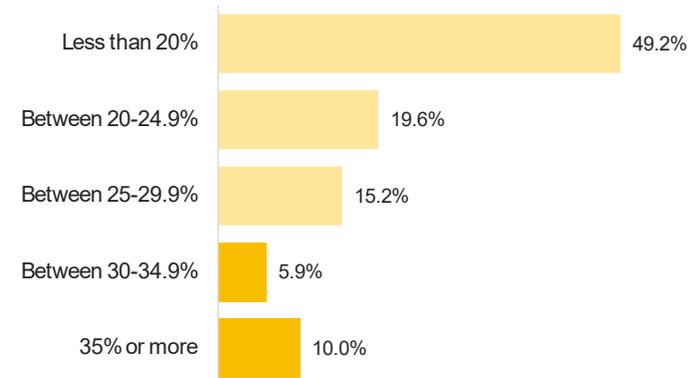
**\$1,644**

### Median Monthly Gross Rent

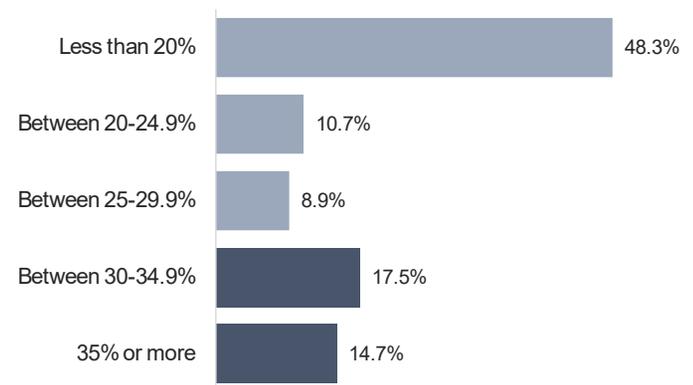
renter-occupied units

**\$1,131**

Source: U.S. Census Bureau ACS 2022 5-Year Estimates



**Figure 5.8** Percent Cost Burdened - Homeowners w/ Mortgage 2022)



**Figure 5.9** Percent Cost Burdened - Renters (2022)

Source: U.S. Census Bureau ACS 2022 5-Year Estimates

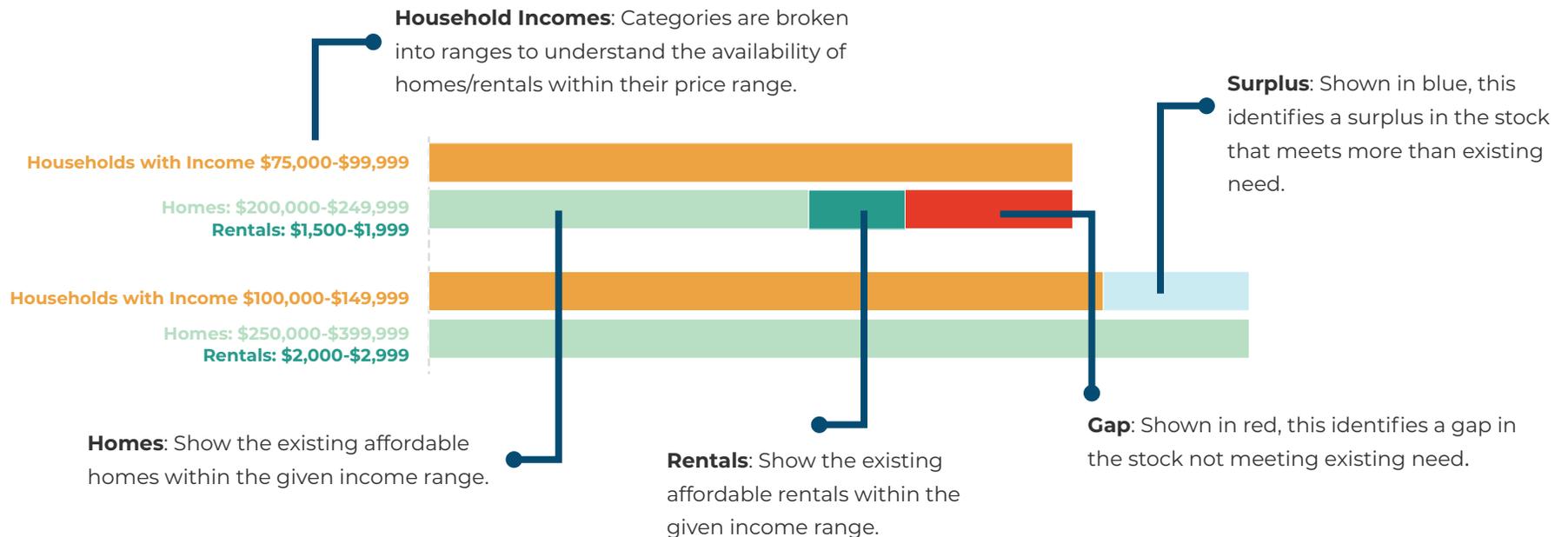
# Housing

## Housing Mismatch

A housing attainability analysis highlights the current gaps and surpluses in Tea based on household income and what is deemed affordable within those price ranges. This analysis follows the definition of affordability from HUD. HUD defines affordable as households spending less than 30% of their gross income on housing expenses, including rent and utilities. The diagram below explains how to read the Housing Attainability graph on the following page.

The purpose of this analysis is to highlight price points of homes that are either exceeding demand or under represented in the market. The results from this analysis assist in guiding policies and action items for housing-related goals.

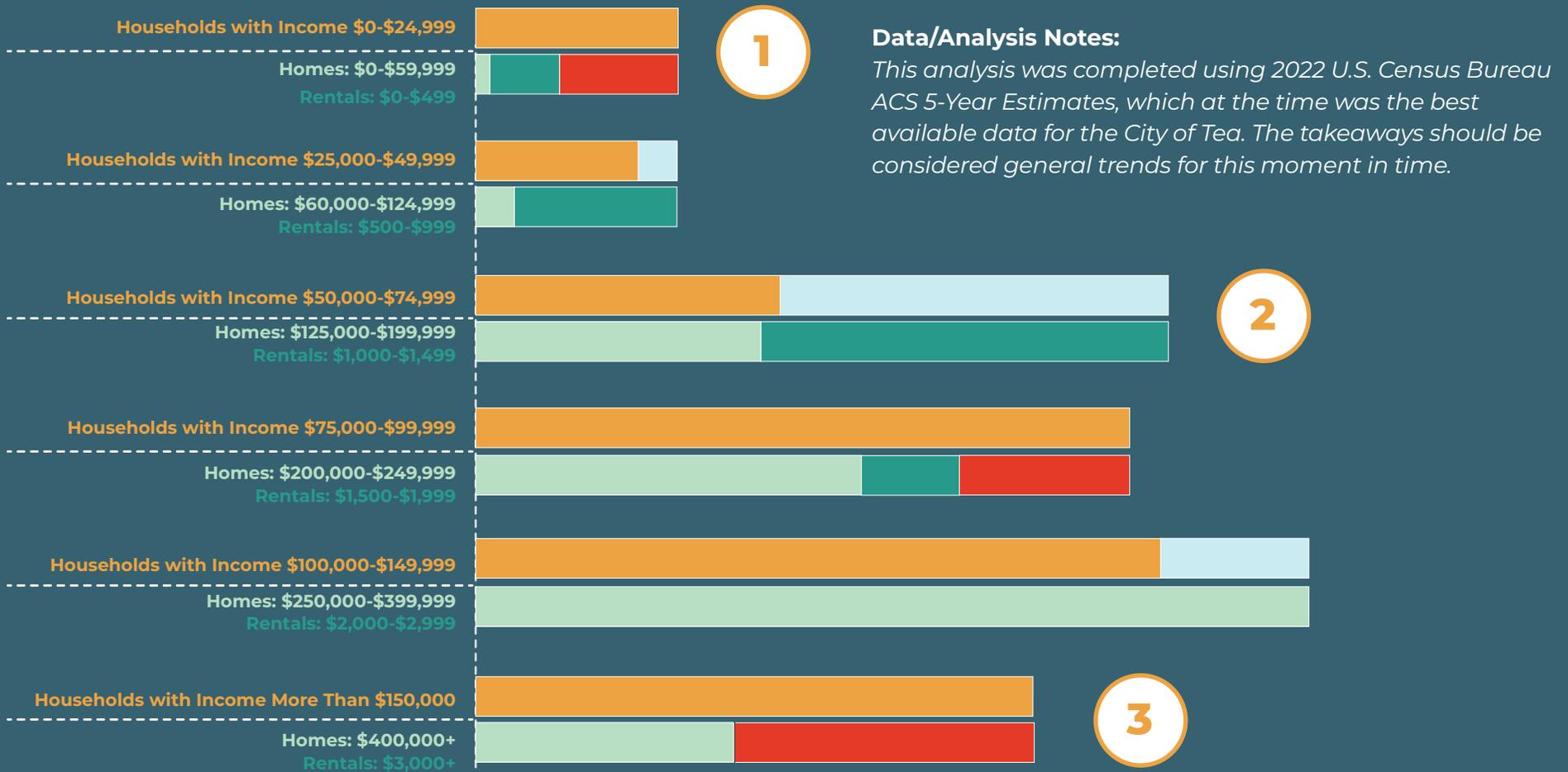
The rental home data utilizes U.S. Census Bureau ACS 2022 5-Year Estimates. Due to this, the analysis is unable to exactly portray the rental stock in Tea today.



**Figure 5.10** Housing Attainability Legend

## Where do surpluses or demand exist?

1. It is common to have a gap in housing for the lowest income category and it is difficult to increase housing supply at this level. However, the analysis revealed there is a decent supply of rentals in this category that should be preserved.
2. The biggest surplus exists in the \$50-\$74.9k income range and there is a noticeable gap in the next highest income range in addition to the gap in the lowest income range. This may suggest that there are considerable number of households that are managing to live below their means and others likely struggling to pay for housing above their means.
3. There is a noticeable gap in housing for the highest income earners in Tea. While this suggest there may be a market for even higher end homes and rentals than there is today in Tea, it be also suggest that high earners in Tea are able to live below their means and save money on housing. This is not necessarily something that needs fixing as long as lower earners are not being priced out of the market. The data suggests that some of this may be happening in more moderate household income earners (\$75-\$99k).



**Figure 5.11** Housing Attainability (2022)

Source: Confluence with inputs from U.S. Census Bureau ACS 2022 5-Year Estimates

# Housing

## Household Demand Estimates

The total estimated number of housing units for Tea was calculated using the average population projection completed and discussed in Chapter 3: Community Profile. This number was calculated using the average population projection, the average overall household size in Tea, and incorporates the overall vacancy rate for Tea to determine how many total housing units will be needed by the year 2050.

The average 2050 population for Tea is 20,838, which would bring an additional 13,212 people to Tea by 2050. The overall average total household size in Tea is 2.89. When this average size is applied to the added population the result is 4,434 units. Assuming around an average 1.5% vacancy in the housing stock, this would require an estimated 4,500 new housing units (around 172 per year). Figure 5.12 shows the results of this analysis.



**13,212 net  
new residents**  
508 per year



**4,500 net  
new housing units**  
172 per year

**Figure 5.12** Population + Housing Unit Demand Summary

## Demand by Housing Type

There are three main housing types in Tea today and on the Future Land Use Plan: low-density, medium-density, and high-density residential. Definitions for each are below. Figure 5.13 on the following page shows the existing, planned, and a target mix of residential housing by type for Tea by 2050. The 2050 Future Land Use Plan calls for more housing diversity in Tea, while maintaining the overall character.



### Detached Single-Family

Detached single-family dwelling units are separated individual housing units with open space on all sides.



### Attached Single-Family

Attached single-family dwelling units are typically horizontally attached along an exterior wall such as townhomes.



### Multi-Family

Multi-family dwelling units are typically both horizontally and vertically attached with multiple units contained within a building such as apartments or condo.

# Residential Demand by Housing Type



**Detached Single-Family**



**Attached Single-Family**



**Multi-Family**

**Current Mix**

**68.5%**

**20.5%**

**11.0%**

**Target Mix**

**65.0%**

**23%**

**12.0%**



**Necessary Units**  
by 2050

**2,925**  
units

**1,035**  
units

**540**  
units

**Necessary Acres**  
by 2050

**1,462 acres**  
at 2 units/acre

**129 acres**  
at 8 units/acre

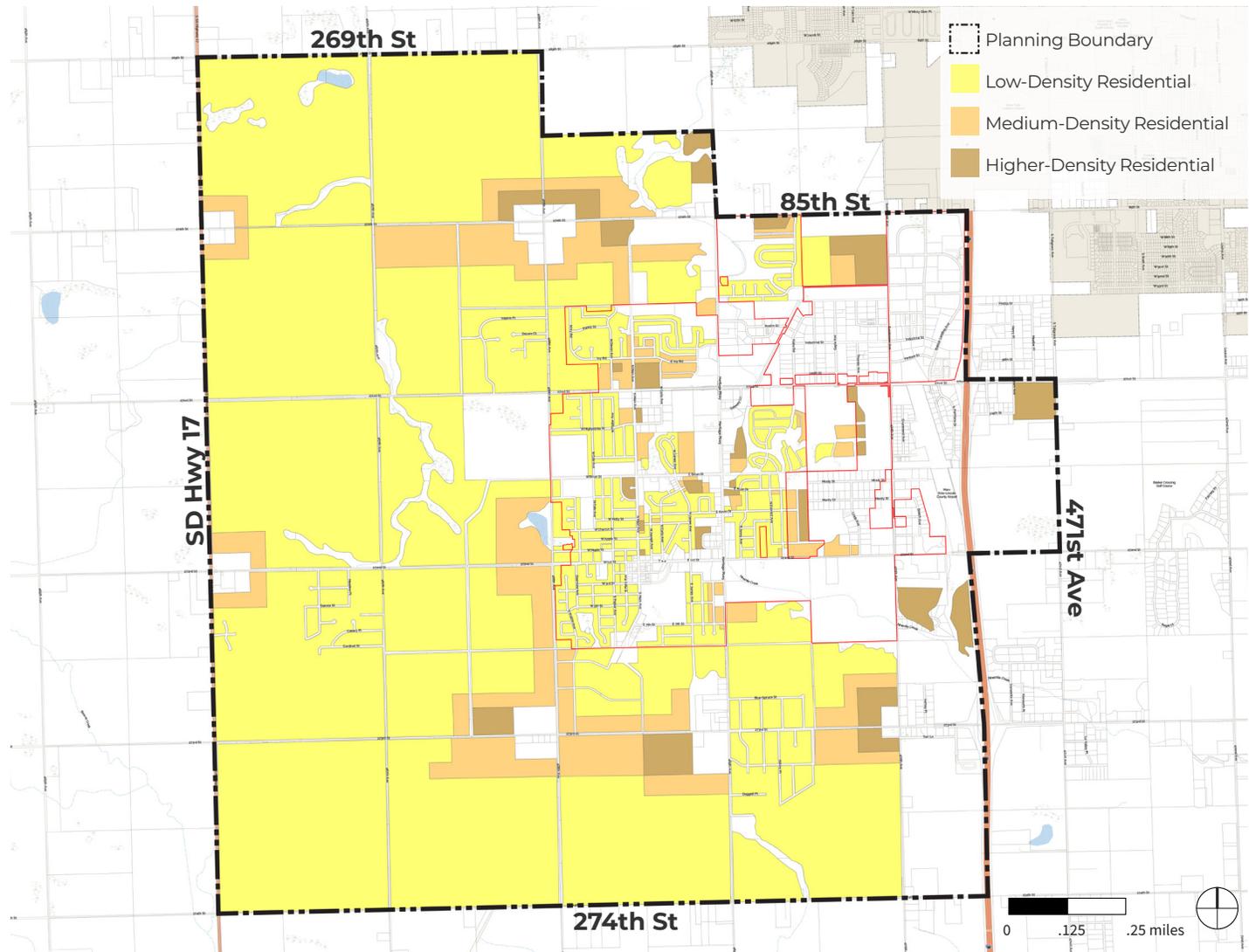
**34 acres**  
at 16 units/acre

**Figure 5.13** Housing Unit by Type Demand Summary

# Housing

## Proposed Residential Areas

Figure 5.14 shows the location of existing and future residential areas in Tea on the Future Land Use Plan. The overall mix of housing is consistent with existing residential density mix in Tea. However, the Future Land Use Plan does allow for slightly more residential density.



**Figure 5.14** Proposed Residential Locations

# Residential Design Best Practices to Consider

## Single-Family Residential

There are many best practices for single-family residential design Tea should consider in future residential development:

### Integrating Open Space

Access to parks is critical. Maximum visibility of parks and preservation of natural features is important.

### Neighborhood Edging

Entrances to neighborhoods should be welcoming and gated communities avoided.

### Pedestrian Orientation

Neighborhood streets should promote pedestrian connectivity and neighborhoods walkable for residents.

### Block Length

Block lengths should be short to promote connectivity and walkability.

### Parkway/Planting Strips

Sidewalks should be separated with curb planting strips and street trees encouraged for shade and safety.

### Exterior Finish Materials

Exterior finish materials should be durable and low-maintenance.

### Variation of Styles

Housing subdivisions should provide variety in architectural styles, size, and the massing of new homes to discourage monotonous “cookie-cutter” neighborhoods.

## Multi-Family Residential

There are also many best practices for multi-family residential design Tea should consider in future residential development:

### Matching Setbacks and Scale

The location of multi-family housing should be considerate the character of the existing residential areas when identifying its height and scale.

### Pedestrian Orientation

Multi-family residential should be connected on the ground floor with sidewalks or a courtyard. First floor units should have direct access to the outside.

### Parking and Garages

Multi-family units should provide individual closeable garages whenever possible. Dispersed small and medium parking lots should also be used.

### Internal Streets

Larger multi-family developments with private streets should be designed as if they were public streets with sidewalks, planting strips, and trees.

### Aesthetic Value

A set of design guidelines for multi-family residential can help to attract development that is aesthetically pleasing in regards to massing, windows, building material, and open space.

### Greenspace + Snow Storage

Larger multi-family developments must include usable green space for amenities such as playground equipment, a pool or pickleball courts. Additionally, there must be a designation area snow storage on site.

# Housing

## Goals, Policies, and Action Items

To help support development quality housing and neighborhood development in Tea, a series of goals, policies, and action items have been identified.

### Housing Goal

**Create and maintain healthy residential neighborhoods that provide a high quality of life for residents of all ages and backgrounds.**

**Table 5.1** Housing Goal

### Policies

5.1	Work with the development community to attract a wide range of high quality housing types, prices, and densities, including workforce and higher-end housing.
5.2	Avoid leapfrog housing development that feels disconnected to Tea by promoting efficient development adjacent to existing city limits or developed areas.
5.3	Discourage new low-density residential developments along the frontage of arterial roadways.
5.4	Work to attract workforce housing to support local businesses.
5.5	Maintain high design standards for medium and multi-family residential.
5.6	Connect new multi-family residential developments with trails and require multi-family developments to provide usable open space for residents.
5.7	Create a connected network of streets, trails, and sidewalks to promote walkability and connections between new and established neighborhoods.

**Table 5.2** Housing Policies

Policies	
5.8	Promote expansion of the urban forest in Tea, especially in residential areas.
5.9	Discourage cul-de-sacs to promote connectivity in neighborhoods and prevent overly burdening roadways.
5.10	Allow for strategically placed high-density residential housing developments as identified on the Future Land Use Plan.
5.11	Explore additional mixed-use residential developments along key corridors or as part of any Downtown redevelopment project.

Action Items	
5.1	Work to attract senior housing options for Tea residents.
5.2	Adopt a set of residential design standards for multi-family residential that addresses setbacks, scale, pedestrian features, parking, internal street design, and aesthetic value.
5.3	Plan to create a rental inspection program when Tea's population gets closer to 15,000 residents.
5.4	Update landscaping standards for required residential streets.

**Table 5.3** Housing Action Items

# Parks + Recreation

## Parks + Open Space

### Chapter Overview

The Parks + Recreation Chapter provides an overview of the public input received on the parks and recreation in Tea today as well as overall of the system. This includes a level of service analysis that evaluates current park acre demand estimates and geographic service areas. Future park demand estimates were identified by park type based on 2050 population projections. A Future Park node map and trails plan have been created for the planning boundary. Lastly, several trends and best practices for Tea to consider in the future are discussed.



# Public Input on Parks

## Key Themes and Takeaways

Parks and recreation was another common topic that was discussed during the public engagement process. At the public workshop, when asked to name a favorite place in Tea several respondents identified City Park as their selection. On the online survey, when asked what changes would help improve quality of life in Tea the top three answers by far were improve bike/pedestrian sidewalk and trails, offer more community events/things to do, and more outdoor recreation opportunities. Later in the survey one of the most highly rated images for transportation was the off-street shared use path/trail. When asked specifically which recreational amenities were most needed the top answers were water play, trails, natural areas, and courts. Additionally, the need for updated playgrounds was brought up several times throughout the engagement process.

## MOST PREFERRED PARK & RECREATION IMAGES

ACCORDING TO THE PUBLIC WORKSHOP:

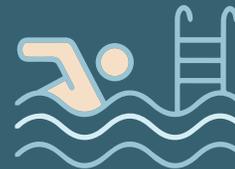


## HOW TO IMPROVE QUALITY OF LIFE IN TEA: ACCORDING TO THE ONLINE SURVEY:



## MOST NEEDED RECREATIONAL AMENITIES

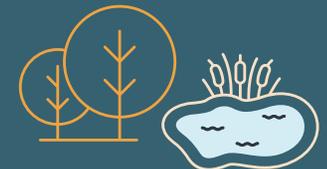
ACCORDING TO THE ONLINE SURVEY:



**Water Play**  
240 votes



**Trails**  
232 votes



**Natural Areas**  
176 votes

## HIGHEST PARKS & TRAILS PRIORITY

ACCORDING TO THE PUBLIC WORKSHOP:



**More Trails was the most common selection.**

# Parks System

Figure 6.1 shows the existing park system in Tea. In total, Tea has five existing parks, two planned parks, and two future parks identified. In total, there are 85.5 acres of parkland in Tea. The two largest parks are Tea City Park and the Tea Athletic Complex.

## Neighborhood Parks

Neighborhood Parks serve as recreation and social gathering spaces for neighborhoods in a community and make up an important component of any park system. Neighborhood parks can be anywhere from 2 to 15 acres depending on the community and neighborhood in which they are located. Most neighborhood parks will include a playground with a typical service area of a half-mile. The neighborhood parks in Tea include:

- Downtown Park\*
- Prairie Trails Park
- Howling Ridge Park
- Four planned or future parks (Heritage Park, Nine Mile Park, Pinnacle Park, and an unnamed park in Commerce Park).

\* Based on its size and location some might classify Downtown Park as a mini park or parklet.

## Community Parks

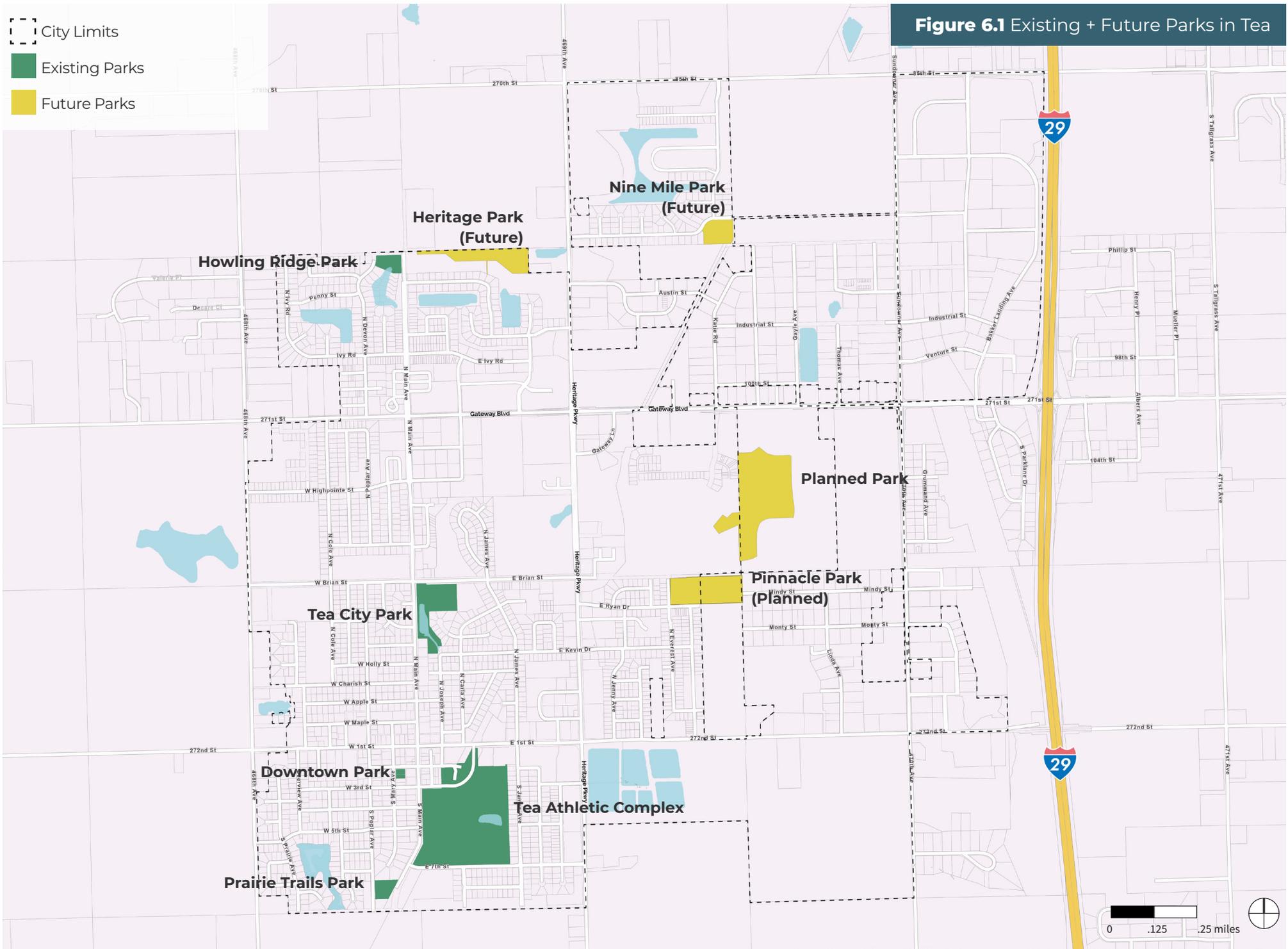
Community Parks are designed with amenities to serve the entire community and are typically defined by a combination of their size and function/amenities. They range in size from 16 to upwards of 50+ acres. The typical service area of a community park is 1 mile. Many community parks have off-street parking and restrooms. The main community park in Tea is Tea City Park.

## Special Use Parks

Special Use Parks serve a specific need or purpose such as sports fields, golf courses, amphitheater, or historical area. There is no set size range of special use parks because of how varied their purposes are in communities. The main special use park in Tea is the Tea Athletic Complex.

**Figure 6.1** Existing + Future Parks in Tea

- City Limits
- Existing Parks
- Future Parks



Source: Confluence with inputs from City of Tea, Lincoln County, SD

# Recreation Programs

## Recreation Programs Today

Tea's recreational programming is run through the Parks and Recreation Department. They have programs in the following activities for youth:

- Baseball
- Softball
- T-ball
- Morning Summer Rec
- Spring Soccer
- Fall Flag Football
- Volleyball
- Basketball
- Indoor Soccer
- Wrestling

Adult programming includes an adult pickleball league and coed volleyball.

Recreation program facilities use the Tea Athletic Complex for many outdoor sports and partners with the Tea Area School District for indoor gym space.

## Potential Indoor Recreation Complex

In March 2024, Tea received an Indoor Multipurpose Sports Complex Market Feasibility Report completed by Pinnacle Indoor Sports. The study revealed that Tea would benefit from an indoor athletic facility to address the need for indoor, yearlong recreation space, event venues, and meeting regional sport tourism needs. The report identified potential demand for six basketball courts, twelve volleyball courts, an elevated walking

track, one synthetic turf field, concessions, offices, and court space for pickleball, futsal, dance, gymnastics, wrestling, and other mat sports. The tentative location for the facility is in the Bakker Landing development near Interstate 29.

Public input in response to the indoor facility revealed some concern about the ability of residents to access the facility in the proposed location via walking or bicycling.



# Parks

## Level of Service Analysis

A common way to evaluate how well served a population is by parks is to review the level of service, the total number of acres per 1,000 residents. Table 6.1 summarizes the total park acres of existing and future parks (denoted with an asterisk) in Tea. Table 6.1 also shows the level of service (LOS) for total park acres, neighborhood parks, and community parks.

### Total Parks

Tea has approximately 85.5 acres of existing and planned parks. Based on the adjusted 2024 population of 7,626, this places the total park LOS at 11.2 acres per 1,000 residents. The National Recreation and Parks Agency (NRPA) lists the overall standard at 10.5 acres per 1,000 residents, which puts Tea above the standard.

### Neighborhood + Community Parks

Tea has an estimated 27.3 acres of neighborhood parks and 9.6 acres of community parks. Based on the recommended LOS ranges for each park type, Tea is above the standard for neighborhood and below the standard for community parks.

### Key Takeaways

These recommended LOS standards are just guides to consider when evaluating a park system. While it does suggest Tea's population warrants a larger community serving park, the overall LOS is near the recommended level. There are also several other planned parks not considered in the LOS currently.

Park Name	Acres	Type
Tea City Park	9.6	Community
Prairie Trails Park	2.0	Neighborhood
Tea Athletic Complex	48.4	Special Use
Howling Ridge Park	2.3	Neighborhood
Downtown Park	0.53	Neighborhood/Mini
Heritage Park*	7.8	Neighborhood
Nine Mile Park*	3.8	Neighborhood
Pinnacle Park*	11.1	Neighborhood
<b>TOTAL</b>	<b>85.5</b>	
Future/Planned Park Acres	+ 22.7	Future/Planned
	<b>Existing</b>	<b>Recommended</b>
Total Park Acres / 1,000 Population	11.2	10.5
Total Neighborhood Acres*	27.3	
Total Neighborhood Park Acres / 1,000 Population	3.6	2.0
Total Community Acres	9.6	
Total Community Park Acres / 1,000 Population	1.3	6.0

\* Includes acquired but not yet programmed park space

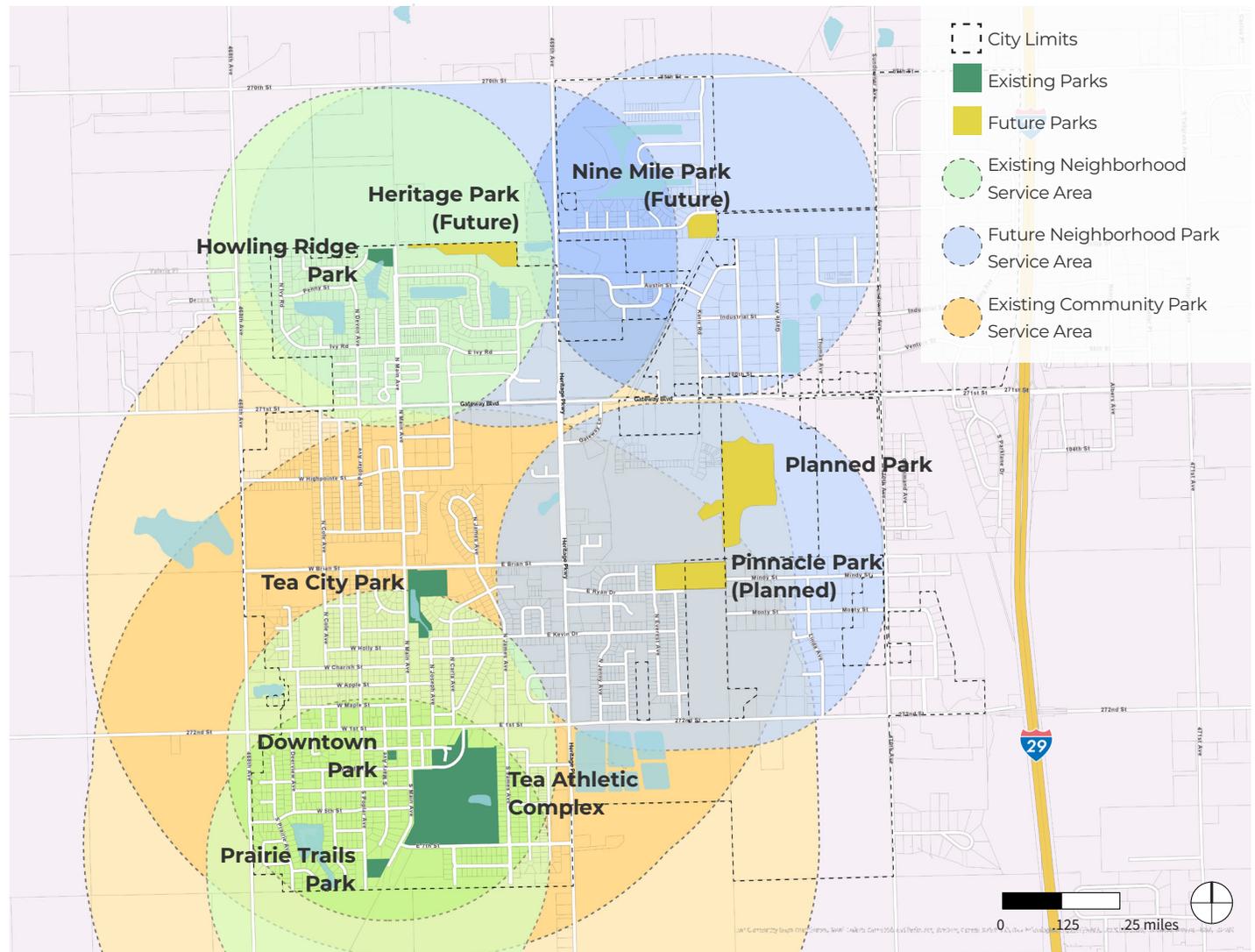
**Table 6.1** Existing Park Level of Service - Tea, SD

# Parks

## Park Buffer Map

Figure 6.2 shows the approximate park service areas for Tea. Neighborhood parks typically serve an area between 1/4 and 1/2 mile. The map shows 1/2-mile buffers for existing parks in green and the planned parks in blue. Community parks serve an area of 1 or more miles and are shown in orange. The Tea Athletic Complex, a special use park, is also shown in orange.

Generally, most of the residential areas of Tea are served by an existing park when both types are taken into consideration. There are some areas, especially on the west side, that appear underserved by neighborhood parks. However, these areas are close to the Tea Area Legacy Elementary, which likely serves as a recreation space during off-school hours.



**Figure 6.2** Existing + Future Park Service Area Map - Tea, SD

## Park Demand Estimates

Tables 6.3-6.5 summarize the park demand estimates for Tea through 2050 using the average population projection of 20,838. The methodology is discussed in Chapter 3: Community Profile. The future demand was determined using the recommended level of service provided by the National Parks and Recreation Association and the Planner’s Estimating Guide.

### Total Park Acres

The demand for total park acres in Tea by 2050 is 219 acres, which would require an additional 133 acres. This will include a mixture of different park types.

### Neighborhood Parks

The demand for neighborhood parks by 2050 was determined to be between 26 and 42 acres. Since Tea already exceeds 26 acres of planned neighborhood parks, it will likely need a minimum of 14 acres to serve the population. However, this number may be artificially low since Tea has an above average level of service for neighborhood parks.

### Community Parks

The demand for community park acres by 2050 is between 115 and 167 acres, of which Tea only has around 10 acres today. To meet demand, Tea will need to add between 105 to 157 acres.

Total Park Acres	Acres
Existing Total Park Acres	85.5
Planned/Future Total Park Acres	+ 22.7
2050 Total Park Acre Demand	219
Needed Acres by 2050	+ 133
Neighborhood Park Acres	Acres
Existing Neighborhood Park Acres	16.43
Planned Neighborhood Park Acres	+ 11.1
2050 Neighborhood Park Acre Demand	26-42
Needed Acres by 2050	+ 0-14
Community Park Acres	Acres
Existing Community Park Acres	9.6
Planned Community Park Acres	+ 27.6
2050 Community Park Acre Demand	115-167
Needed Acres by 2050	+ 105-157

**Table 6.2** Park Demand Estimates

# Parks

## Future Park Planning Considerations

As Tea grows its residential population, it will need to expand its park system to expand the geographic extent of the system. The park acre demand estimates from the previous page provide a baseline for total acres needed but not the exact locations.

### Planned Park Space

There are several planned parks in Tea that are at various stages of development and planning. This includes two areas with acquired but not yet programmed open space: Heritage Park and Nine Mile Park. Additionally, the approximate boundaries of Pinnacle Park and unnamed park spaces in the Serenity Park and Commerce Park development are shown in Figure 6.3.

### Neighborhood Parks

Neighborhood parks should be built in any new residential growth area in the planning boundary. Neighborhood parks should be placed somewhere every approximately half mile. They should be accessible via sidewalk or designated trail. Neighborhood parks typically contain a mix of the following amenities:

- Entry signage
- Playground equipment
- Park shelter and picnic table
- Walking path
- Small court or field (basketball, soccer net, back stop, etc.)

### Community Parks

Tea currently is lacking in total acres of community park space. There is a community-sized park under discussion in the new Commerce Park subdivision, shown in Figure 6.3 on the following page. Other potential community-scale parks should be explored in the northwest and southwest sections of the planning boundary as marked also in Figure 6.3.

Community parks are larger than neighborhood parks and have a wider amount of amenity offerings, which can include:

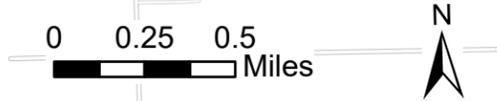
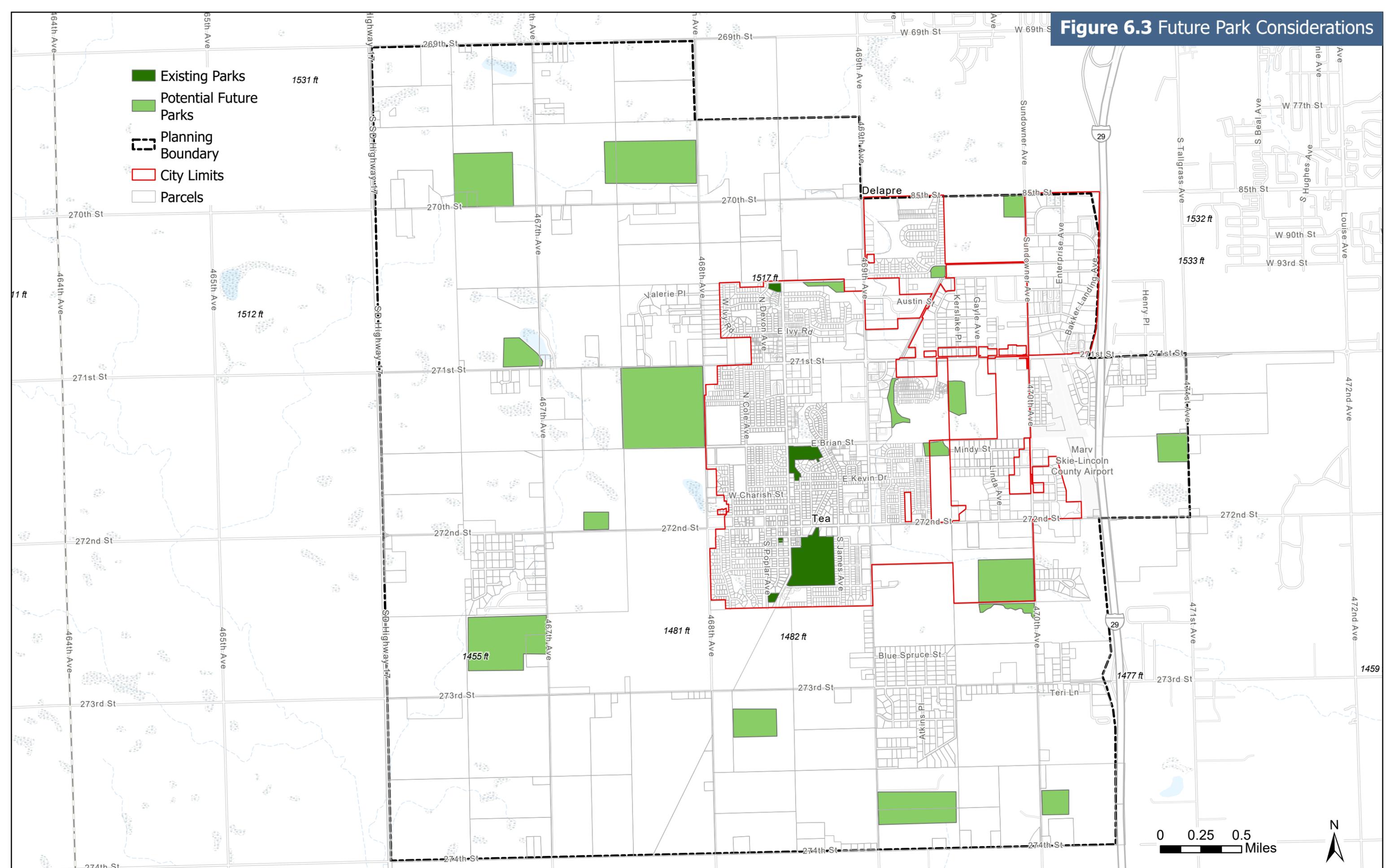
- Parking
- Bathrooms
- Splash pad / aquatic features
- Larger sports fields

### Future Regional Detention Areas

There is a desire by the City of Tea to expand the use of regional detention for stormwater management rather than the use of smaller detention ponds in many subdivisions. This will streamline maintenance and help prevent degradation of privately maintained detention facilities. The approximate location of these larger regional detention facilities is also shown on Figure 6.3. These areas could ultimately be used for park and recreation purposes as well.

**Figure 6.3 Future Park Considerations**

- Existing Parks
- Potential Future Parks
- Planning Boundary
- City Limits
- Parcels



Source: City of Tea - Amended March 2, 2026 (Resolution 26-03-04)

# Parks

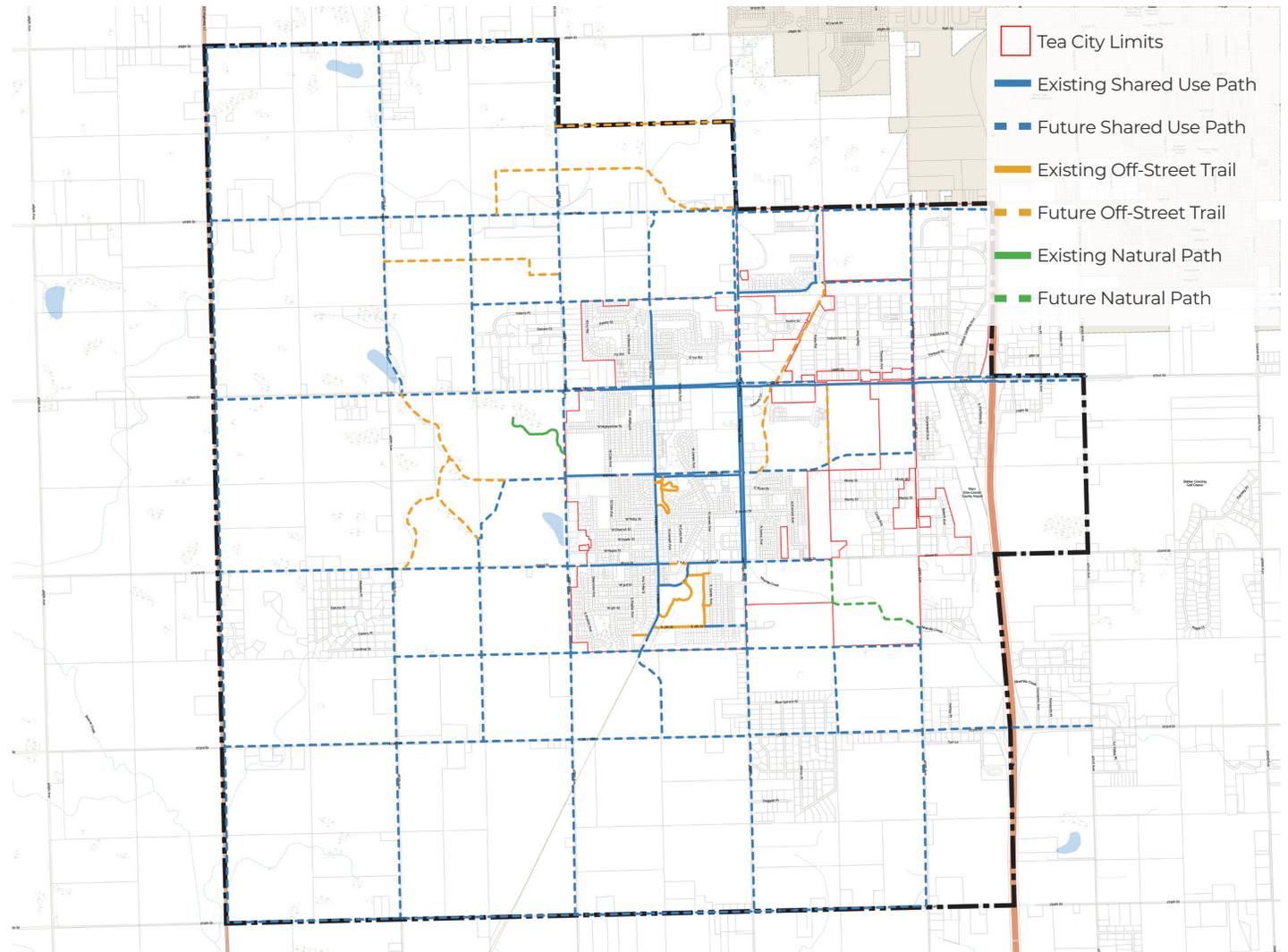
## Future Trails Map

A Future Trails Map has been created for the Tea plan boundary. The plan is composed of shared use paths, off-street trails, and natural paths. Each trail type will be described in greater detail in the Transportation + Infrastructure Chapter.

Shared use paths are typically found alongside a roadway like a typical sidewalk.

Off-street trails are paved trails located away from the street.

Natural paths are unpaved trails that are away from the street that may be made of dirt, crushed aggregate, or other permeable surface types.



**Figure 6.4** Future Trails Plan

# Parks

## Park Amenity Best Practices

### Park Forming Policy

To help guide future neighborhood park expansion, Tea should consider creating a model park planning policy for all future park that emphasizes neighborhood input. While certain elements, such as signage, may be consistent across all parks, letting neighbors contribute to their local neighborhood park can help to promote civic engagement and social cohesion.

### Wayfinding + Entry Signage

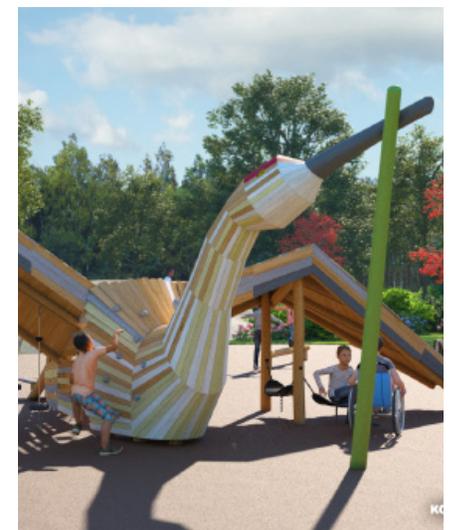
As Tea continues to grow, it should consider revamping wayfinding and entry signage for all public facilities, including in parks and along trails. This can help to create a strong community identity and sense of place and improve community aesthetics.

### Green Infrastructure + Native Plantings

Tea should explore additional ways to incorporate green infrastructure, such as rain gardens or permeable pavers, into park design. Green infrastructure helps manage stormwater on site, can be an attractive amenity, and an educational tool for students. Additionally, Tea should continue to promote native plantings and low or no-mow plantings to cut down on maintenance and provide biodiversity and stormwater management.

### Public Art

Tea should seek opportunities to incorporate public art into public spaces such as parks to support local artists and beautification. This could include murals, sculptures, or other interactive art.



# Parks

## Factors to Consider

### Pool Enhancements / Expansion

Throughout the planning process, the public input revealed a desire by residents to renovate and/or expand the Tea City Pool. While determining pool size requirements or demand goes beyond the limits of a comprehensive plan, Tea may want to perform a study to evaluate pool demand and a long-term expansion study.



### Staffing + Maintenance

As Tea continues to evolution from a small town to a growing city, there are staffing increases that will be needed to accommodate the increased maintenance of parkland.

The National Recreation and Park Association (NRPA) has identified recommended staffing levels for parks and recreation departments based on nationwide averages. In 2018, NRPA said the median full-time equivalent (FTE) employees per 10,000 residents for parks and recreation departments is 7.9.

Based on the 2050 population projection estimate for Tea of 20,838, this would put the recommended staffing levels at this time at between 16 and 17 FTEs. Tea will need to identify a suitable timeline for the introduction of these many staff members that takes into consideration budget constraints.

### Creation of a Usable Water Body

Tea has found great success in the use of detention/retention ponds to manage stormwater and provide open space for residents. Public input received during this planning process revealed a desire for a public pond or lake access in Tea. A large enough retention pond could help to meet this need.

# Parks

## Factors to Consider

### Indoor Recreation

As Tea explores creating an indoor recreation facility, the public input revealed a strong desire to ensure that the location is adequately served by sidewalk and/or trail so that people are able to get to the facility without needing to drive a vehicle. Pedestrian access within and to the location of the facility.

### Regional Trail Connections

The public input revealed a strong desire for regional trail connections between Tea and the City of Sioux Falls and the City of Harrisburg. A trail connection to the City of Sioux Falls in particular would help to open access to amenities such as the Greenway Recreation Trail. A connection to the greenway access at Sertoma Park or Dunham Park may be the easiest connections to consider.



### Waterfowl Production Area

Within the planning boundary and on the edge of Tea's current city limits is the Atkins Waterfowl Production Area, which is owned and operated by the U.S. Fish and Wildlife Service. Waterfowl production areas are small natural wetlands that provide breeding, resting, and nesting ground for waterfowl. This roughly 162 acre sits on the edge of Tea and provides residents with trail paths and access to open space. In the past, the Tea has discussed the long-term future of the production area with the U.S. government. This channel of communication should be left open to discuss the location as a long-term community park site for Tea. It is rare to find a large contiguous open space to be set aside for parks and recreation and could help to improve the level of service for community parkland in Tea. A master plan for the park would be needed to handle this transition and transfer of ownership to respect the wetlands on the site while also providing opportunities for additional amenities for residents.



# Parks + Recreation

## Goals, Policies, and Action Items

To help support development of a high quality parks and recreation system, a goal and series of policies and action items have been created.

Parks + Recreation Goal
<p><b>Provide a high quality parks and trails system for Tea residents that is responsive to the public and changing trends for residents of today and the future.</b></p>

**Table 6.3** Park + Recreation Goal

Policies	
6.1	Work with partners to establish regional trail connections to Sioux Falls and Harrisburg.
6.2	Develop and program currently under or unprogrammed parks in Tea.
6.3	Routinely upgrade and perform maintenance of playgrounds, fields, courts, and other park facilities on a rotating schedule to be efficient with limited funding.
6.4	Expand neighborhood parks and new residential areas develop according to the Future Park Node map.
6.5	Continue to partner with the Tea Area School District on shared park facilities.
6.6	Continue to evaluate indoor recreation needs in Tea, including the findings of the indoor recreation facility feasibility study.
6.7	Ensure parks and recreation facilities are served by pedestrian and bicycle facilities to and inside of the facility.
6.8	Integrate low-maintenance landscapes such as native prairie land to add variety to the user experience and reduce mowing and other maintenance.

**Table 6.4** Park + Recreation Policies

Policies (Continued)	
6.9	Explore creating a new park in the current lagoon area as well as in the floodplain south of E 1st Street/272nd Street.
6.10	Incorporate green infrastructure into community parks and recreation facilities to provide on-site stormwater management, reduce irrigation, and for use as an educational tool for residents of Tea.
6.11	Connect all parks and community facilities with adequate trail connections.
6.12	Encourage the use of wayfinding signage along the Tea trail system.
6.13	Expand trails in Tea in accordance with the Future Trails Plan.
6.14	Encourage public art and other placemaking efforts along trails and within parks in Tea.

Action Items	
6.1	Perform a feasibility study for pool renovations or expansion.
6.2	Create a model park planning process or policy for all future park planning that emphasizes neighborhood input.
6.3	Identify a timeline for long-term park and recreation staffing increases.
6.4	Identify and create a master plan for a large community park in Tea to serve existing and future residents.
6.5	Re-enter conversations with U.S. Fish and Wildlife about Tea and the future of the Atkins Waterfowl Production Area as a community park with significant natural areas.
6.6	Set an annual budget for tree planting and maintenance in Tea parks.
6.7	Explore options for a usable public access water body retention pond in Tea.
6.8	Design a new parks and wayfinding signage package to improve wayfinding, aesthetics, and placemaking in parks.

**Table 6.5** Park + Recreation Action Items

# Downtown + Community Character

## Downtown + Community Character

### Chapter Overview

The Downtown + Community Character Chapter provides an overview of the public input received on the community character in Tea and its Downtown. The key characteristics that define Tea's community character today are discussed as well as ways to enhance or build upon that character based on input from the public and best practices. An overview of Downtown Tea's existing conditions is provided as well as options for different future potential improvements that could be made to the Downtown overtime to enhance the district. Lastly, a brief discussion is included about alternative mixed-use civic center options Tea could explore in the future.



# Public Input on Community Character + Downtown

## Key Themes and Takeaways

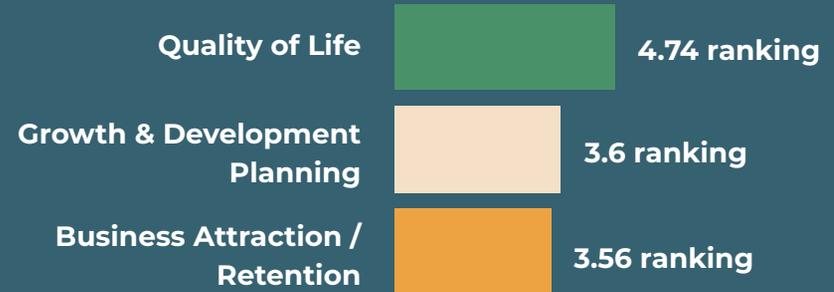
When the public described the defining features of Tea, the most common words related to small-town feel, the people, or schools. Generally, participants rated the current quality of life in Tea as high, but when asked how to improve quality of life in the online survey the most common answers were improving walkability, offering more community events, and adding more outdoor recreation opportunities. The overall top priorities for Tea according to the online survey were quality of life, growth & development planning, and business attraction/retention.

Stakeholders and public workshop attendees highlighted the need to maintain and expand upon all of the great things that contribute to life in Tea today. This could be continuing to add more retail options and amenities, adding more trails, enhancing parks, hosting more events, or maintaining a small town feel as the community grows.

## HOW TO IMPROVE QUALITY OF LIFE IN TEA: ACCORDING TO THE ONLINE SURVEY:



## OVERALL PRIORITIES FOR TEA ACCORDING TO THE ONLINE SURVEY:



## TEA NEEDS MORE OF THE FOLLOWING ACCORDING TO THE ONLINE SURVEY:



More vibrant downtown  
241 votes



More retail, shopping and entertainment  
226 votes



More sidewalk and trails  
189 votes

## TOP REASON TO LIVE IN TEA ACCORDING TO THE PUBLIC WORKSHOP:



General quality of life was the most common selection.

# Community Character in Tea Today

## Key Defining Features

### Small Town Feel

Many residents described the small town feel that Tea possesses as one of its greatest strengths. There is no one set definition of small town feel, but this generally refers to a sense of belonging, comfort, and familiarity.

### Family-Oriented Community

Tea has a high percentage of families, which is reflected in its above average number of residents per dwelling unit. The family focus permeates into the culture of the community through the parks and recreation system and community events.

### Community Events

Annual events, like Tea Pot Days, help to define the sense of community in Tea. Many residents spoke fondly of the sense of community these events bring to them and wanted to see more of this type of activity.

### Safety and Cleanliness

Many residents commented on how well maintained and safe they feel. People take pride in taking care of their homes and property and the City does a nice job of maintaining streets and public spaces. The local police also helps people feel safe to raise their families in the community.



### **High Quality Housing**

Tea is well known for its above average housing. The aesthetics of the homes in Tea contribute to the overall sense of place. This quality is generally applied to single-family detached neighborhoods, but the multi-family and attached single family residential developments are also of high quality finish and materials as evident by the above average asking prices and values.

### **Great Schools**

Time and again, the quality of the school district came up in public engagement as a defining trait of Tea. The public schools help to draw people into the community and contribute greatly to the overall sense of belonging in addition to being major activity centers in town.

### **Recreation Focus**

Tea has invested significant resources into the development and maintenance of its recreation land through amenities such as the Tea Athletic Complex. As a family-oriented community, recreation space and programs are a defining trait of life in Tea.

### **Local Businesses**

Many residents felt strongly that Tea is made better by the presence of local small businesses. It was often commented that the addition of locally-owned sit down restaurants, such as Squealers, were very welcomed and have contributed to the quality of life in Tea.



# Community Character

## Opportunities for Improvement

### A. More Community Events + Programming

Many in the public mentioned a desire for more community events and programming. As Tea grows in size, the expectations when it comes to events and community programming also will increase. Tea should evaluate what existing or new positions may be responsible for this type of activity generation. This may be a good role for parks and recreation or a future marketing/communications person. Further, the City may want to encourage additional events with civic organizations such as the Tea Chamber for Development.

### B. Park Expansion

Parks serve an important role in community character since they are one of the key places where the community comes together and interacts. Tea has placed a lot of emphasis and investment in recreation programming and this enthusiasm should continue to extend into developing high quality parks that have amenities that fulfill the desire of residents.

### C. Community Center

A community center, especially one with rentable event space and indoor recreation, would further provide opportunities for interaction between residents. These interactions help contribute to the small-town feel that people love in Tea today.

As it grows, this facility could expand community offerings while also helping to maintain the small town feel.

### D. Streetscaping + Wayfinding Signage

Streetscape enhancements includes the adding of treatments such as street trees, wayfinding signage, pedestrian furniture, and aesthetic intersection improvements. Tea has done a great job of making streetscape improvements along portions of Heritage Parkway. This type of treatment should be a priority along key corridors like Gateway Boulevard and 1st Street.

### E. Walkability Improvements

A quintessential feature of a small town or community with a small town feel is that residents feel safe walking in their community. Tea has a robust sidewalk system in place today that should be extended in addition to intersection improvements that allow adults and children to feel safe walking in Tea.

### F. Downtown Enhancements

Enhancing Downtown Tea could further assist in enhancing the community character of Tea. Specific ideas for improvement are discussed in the next section.

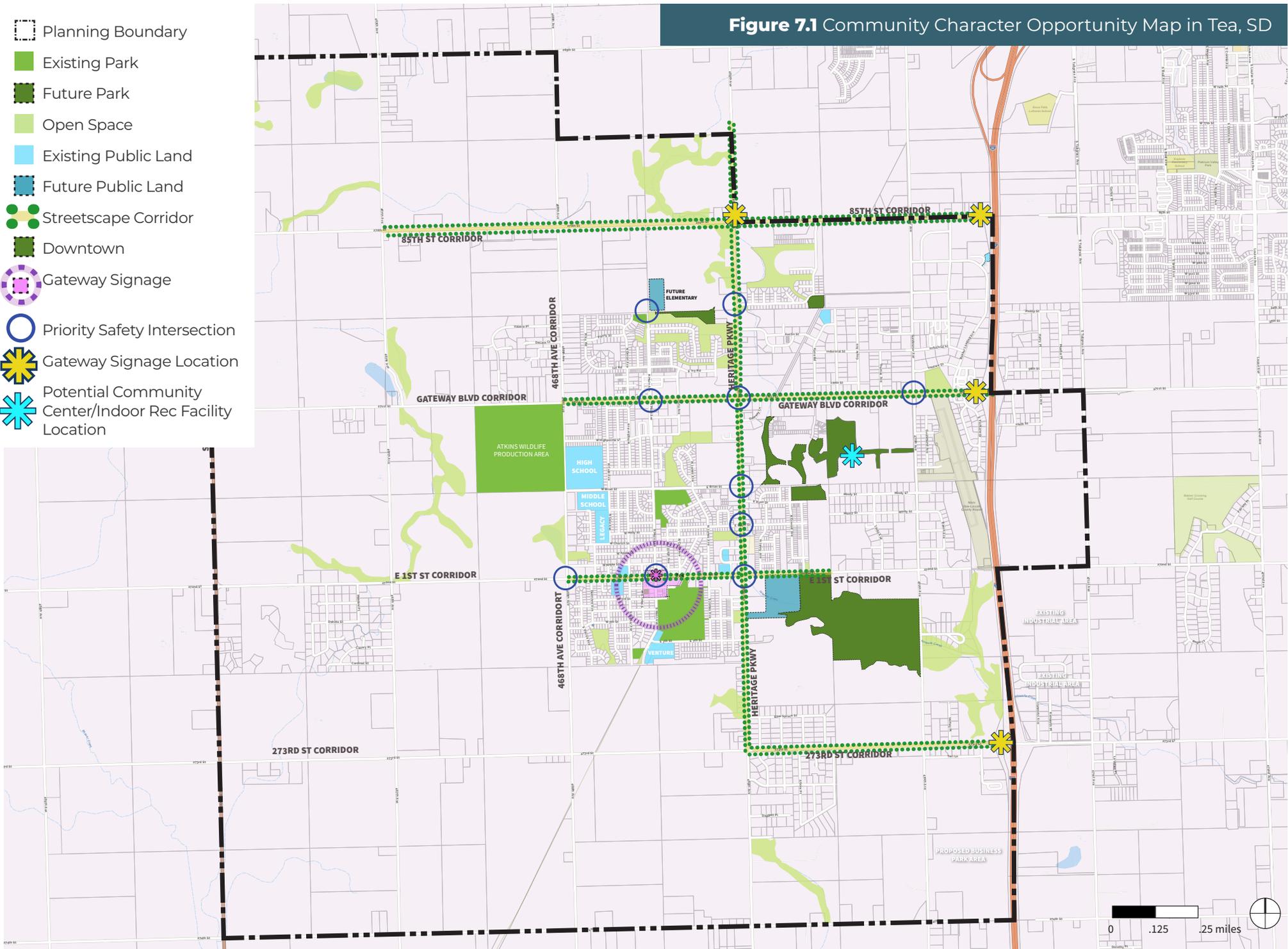
### G. Gathering Spaces

Public input also revealed a desire for community gathering spaces for events and programming. This could be addressed through downtown improvements, park expansion, or a community center.

These ideas are visualized graphically on the next page in Figure 7.1.

**Figure 7.1** Community Character Opportunity Map in Tea, SD

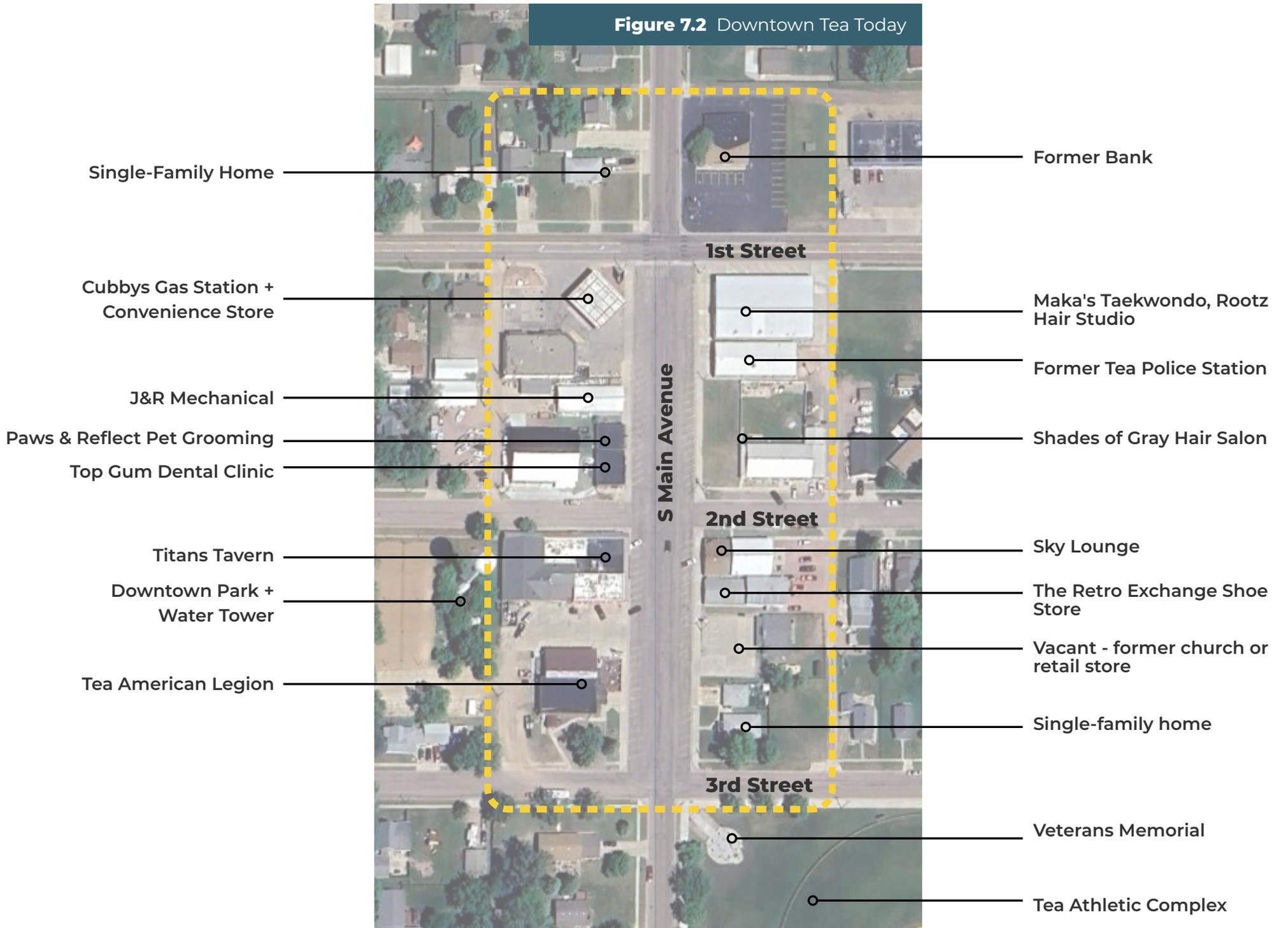
-  Planning Boundary
-  Existing Park
-  Future Park
-  Open Space
-  Existing Public Land
-  Future Public Land
-  Streetscape Corridor
-  Downtown
-  Gateway Signage
-  Priority Safety Intersection
-  Gateway Signage Location
-  Potential Community Center/Indoor Rec Facility Location



Source: Confluence with inputs from City of Tea, Lincoln County, SD



**Figure 7.2** Downtown Tea Today



# Downtown Tea

## Future Potential Improvements

Several future potential improvements have been identified for Downtown Tea, each of which is visualized in Figure 7.3 and described on the following pages.

### A. Intersection Improvements

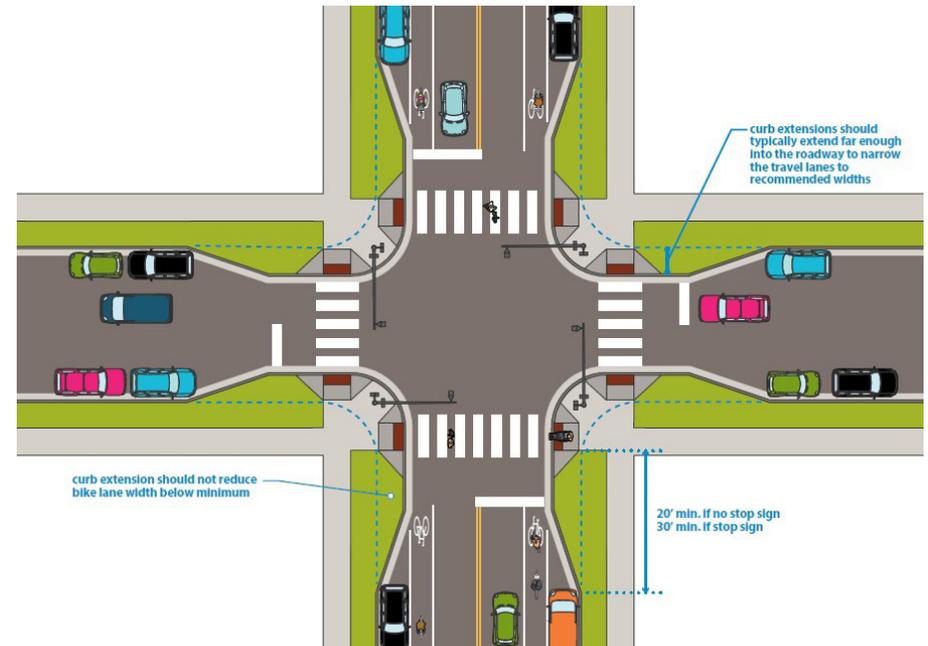
Public input revealed a strong desire for intersection improvements at 1st Street and Main Avenue, an intersection that also serves as a gateway to Downtown Tea. Similar treatments would be needed at the next two intersections to the south: at 2nd Street and 3rd Street.

Intersection improvements would be for safety and aesthetic/symbolic purposes. Many said 1st and Main is a prime location for near misses between pedestrians/bicyclists and vehicular traffic. Students and other youth heading north to the middle or high school or south to the Tea Athletic Complex or Venture Elementary School need a safe place to cross this busy thoroughfare. Currently, S Main Avenue has different widths on the north and south side, which leads to unsafe intersection conditions for pedestrians. The intersection also lacks as aesthetic qualities that may indicate the presence of a Downtown or historic area. Two potential solutions have been identified:

- Curb Bump Outs
- Aesthetic Speed Tables

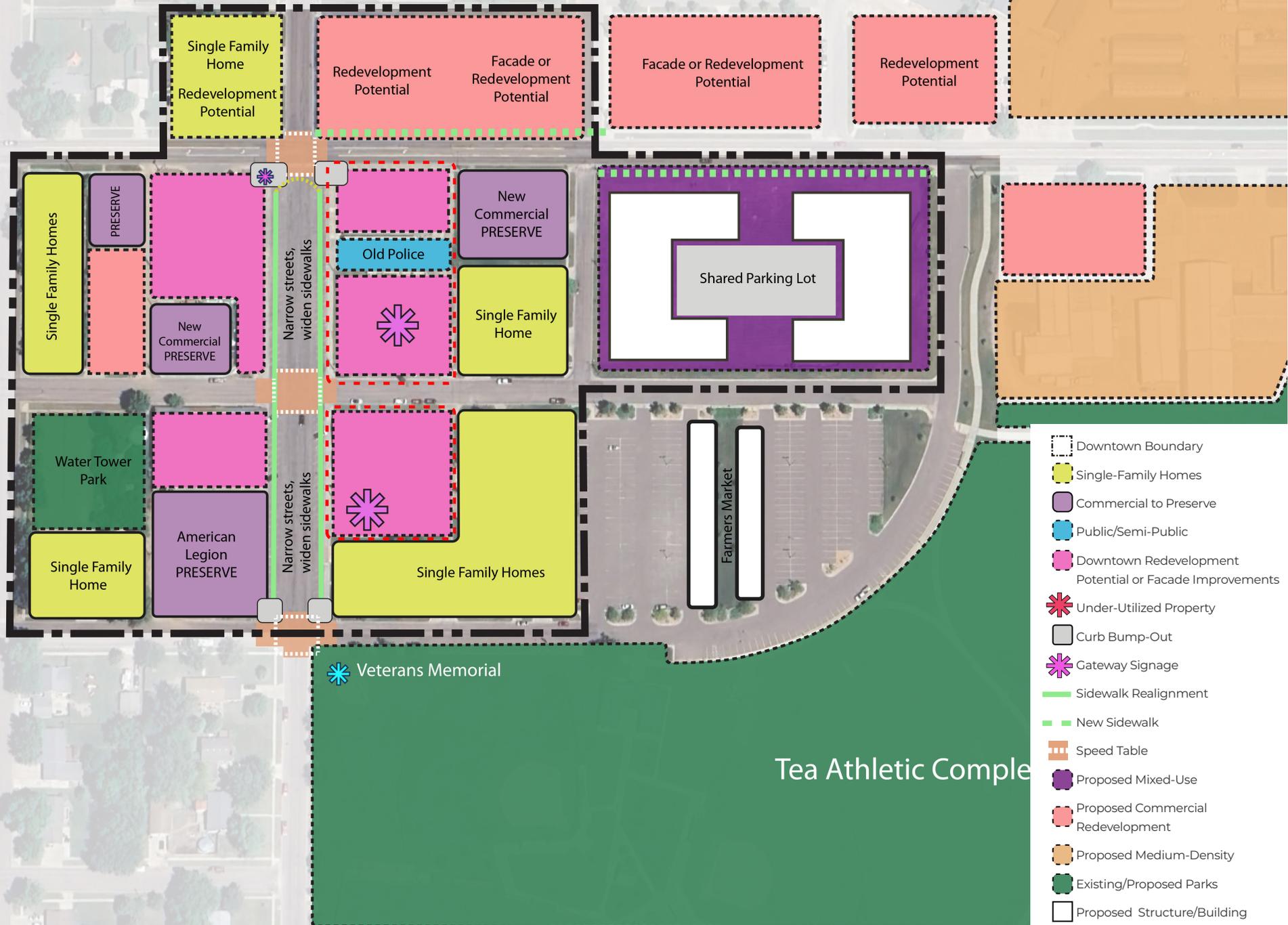
### 1) Curb Bump Outs

Curb Bump-Outs, also known as curb extensions, are an extension of the sidewalk zone or curb line into the roadway zone at intersections or mid-block locations. The purpose is to increase safety, calm motorized traffic, and create additional space for pedestrians and amenities such as signage or street furniture. Adding curb bump outs would provide a safer path for pedestrians/bicyclists, slow traffic along 1st Street, and help provide space for gateway signage welcoming visitors to Downtown Tea. See diagram below for an intersection with curb bump outs added.



Source: City of Minneapolis Street Design Guide

**Figure 7.3** Downtown Tea Strategic Opportunities



- Downtown Boundary
- Single-Family Homes
- Commercial to Preserve
- Public/Semi-Public
- Downtown Redevelopment Potential or Facade Improvements
- Under-Utilized Property
- Curb Bump-Out
- Gateway Signage
- Sidewalk Realignment
- New Sidewalk
- Speed Table
- Proposed Mixed-Use
- Proposed Commercial Redevelopment
- Proposed Medium-Density
- Existing/Proposed Parks
- Proposed Structure/Building

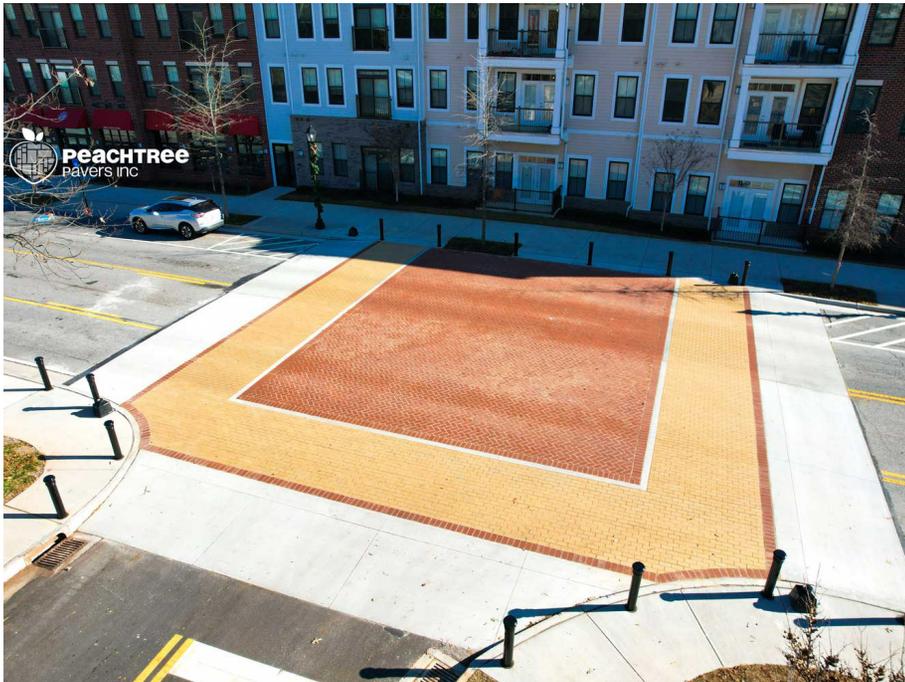
Source: Confluence with inputs from City of Tea, Lincoln County, SD

# Downtown Tea

## Future Potential Improvements

### 2)Aesthetic Speed Tables

The second potential improvement to consider for these key intersections is to add attractive and functional speed tables to the key intersections. The image below shows how these speed tables can enhance the overall aesthetics of a corridor, draw attention to an area, and also slow traffic where it is needed.



Source: Peachtree Pavers Inc.

### B. Entry Signage

If curb bump outs are added to the 1st Street and Main Avenue intersection, it would create enough space and a suitable location for entry signage marking the entrance to Downtown Tea. The signage would not need to be large given the size and scale of Downtown Tea, however, there are several smaller-scale entry signage examples Tea could use as precedent imagery including the example from Carroll, Iowa, shown below.



Source: Confluence

### **C. Preserving Key Buildings + Structures**

There are several buildings and structures that are either new, have historic value, or sentimental value to Tea that should be preserved. All new structures and investment should be preserved with potential for facade/streetscape improvements to the site. The Legion building has historical relevancy and a unique exterior that should be preserved. Finally, the Veterans Memorial represents the community's commitment and respect for Tea area veterans and should be preserved and highlighted.

### **D. Under-Utilized Parcels**

There are several parcels, identified in red in Figure 7.3, that have been identified as under-utilized given the amount of undeveloped land, parking lot, or overall aesthetic quality or high vacancy rate. Ideally, these locations should be the highest priority for potential redevelopment.

### **E. Redevelopment Potential**

Except for the structures listed in item C, most of the Downtown buildings would be good candidates for major facade improvements and/or complete tear down infill mixed-use redevelopment. The northernmost east side block between 1st and 2nd Street and Main Avenue is a prime example of this. This location has a prime location within the Downtown area because of its proximity to the entrance, the southernmost parcel has a significant amount of undeveloped land, there is a public owned parcel (former Police station), and a non-descript building on the northernmost parcel. These redevelopment areas are shown outlined in blue dashed line.

### **F. Re-Amenitize Downtown Park**

Downtown Park is currently home to a water tower and sand volleyball courts. While there is nothing wrong with this park today, its prominent location near Downtown could warrant re-amenitizing the park space in the future as Downtown experiences reinvestment or development. This land would need to remain as parkland, but could be enhanced with new signage, a band shell, playground, or other amenities as may be desired by the community.



Source: Google Maps

# Downtown Tea

## Future Potential Improvements

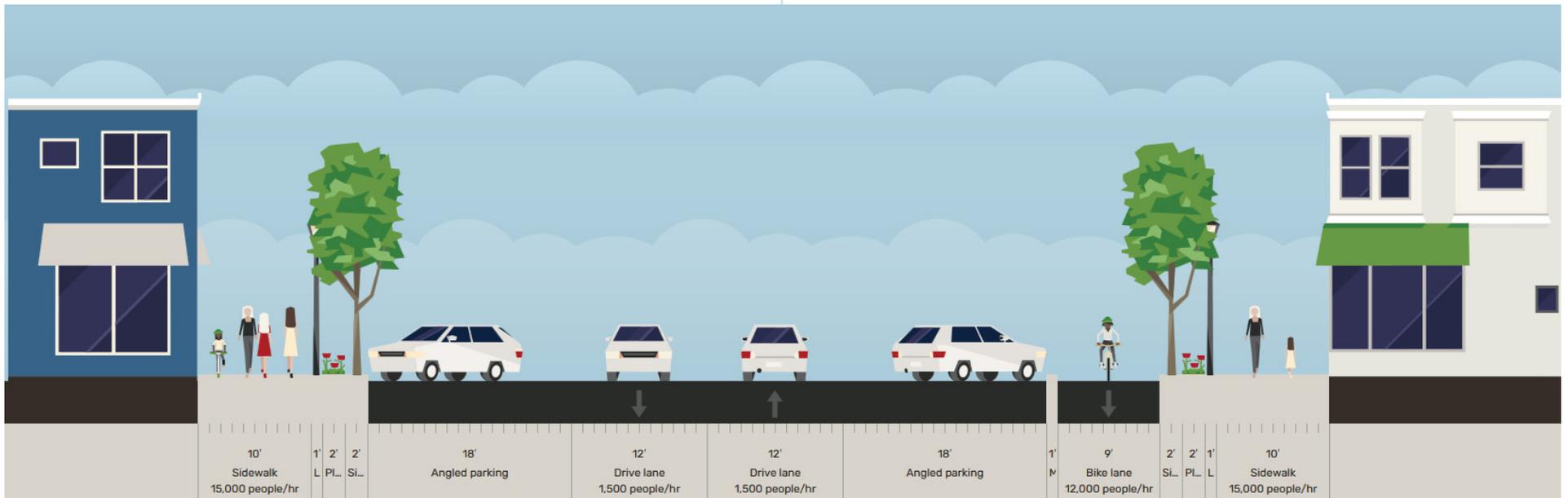
### G. Streetscape Enhancements

While the exact right-of-way varies, there is approximately 100 feet of sidewalk and street right-of-way available in Downtown Tea along S Main Avenue. Traffic in this corridor does not warrant this width and there is strong potential to enhance the overall look and feel of Downtown Tea by narrowing the street and widening the sidewalk to create more usable space for pedestrians and local businesses to use for outdoor seating and/or sales. The graphic below shows how the right-of-way may be reconsidered without

losing parking or travel lines. The streetscape calls for the following:

- 14 ft sidewalks
- 7.5 ft for lighting, planters, street tree or furniture
- 14 ft angled parking
- 12 ft travel lane
- 5 ft planted median

The City of Tea should explore a long-term new street cross section to help enhance Downtown Tea's user and business experience.



### **H. Awning Enhancement for Events**

Beyond streetscaping and redevelopment of buildings and parcels along S Main Avenue, there are other changes that could be made to the area around Downtown Tea to enhance quality of life and the user experience. The parking lot north of the Tea Athletic Complex has a grassy open space between the two parking lot sections. The City of Tea should consider installing permanent awning overhang structures, as shown below, to either side of the open space to provide shade and cover for events like farmers markets, food truck nights, or Christmas markets.



### **I. Mixed-Use Development with Potential Civic Component**

The undeveloped land north of the Tea Athletic Complex presents as a unique opportunity for a large scale mixed-use development that will complement Downtown Tea. The mixed-use development could include a mix of retail, office, residential, and even a public component. To help support a strong pedestrian environment, parking could be either interior or at the back of the development facing the other parking lot directly south.

### **J. 1st Street Redevelopment Potential**

Along 1st Street east of Downtown Tea there is redevelopment potential, especially on some of the older light industrial or storage warehouse sites. Ideally, this land would be redeveloped over time with a mix of retail, mixed-use, or medium or higher density residential. Street facing low-density residential would not typically be compatible with the general traffic and feel of 1st Street in this area. The City should be amenable to working with any existing or future landowners in this corridor to support redevelopment potential. Long-term, moving away from more industrial users in this area would be preferable and better represent the highest and best use of the land.

# Downtown Tea

## Future Potential Improvements

To help better visualize the potential streetscape enhancements in Tea, some 3D renderings were created showing potential improvements and redevelopment.

**Figure 7.4** Downtown Streetscape Rendering with Current Development



**Figure 7.5** Downtown Streetscape Rendering with Redevelopment



Main Ave & 3rd Street - View NW

**Main Avenue Streetscape Improvements**

Tea, South Dakota

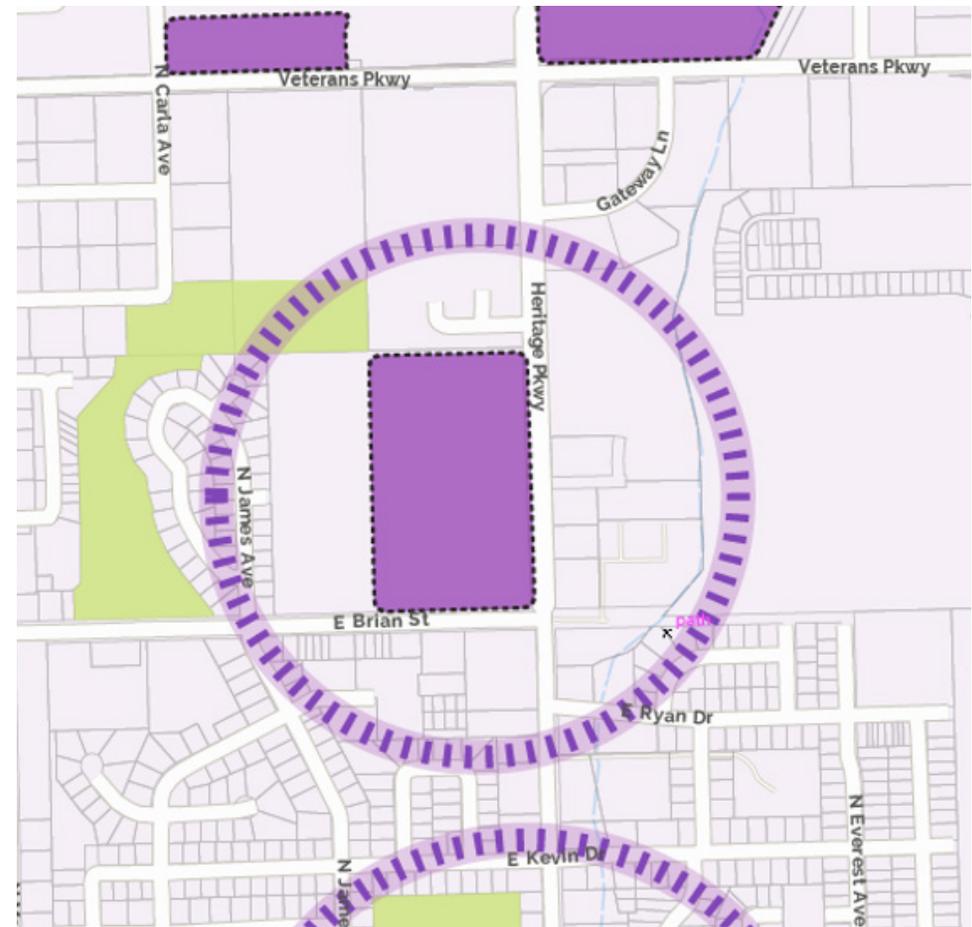
CONFLUENCE

# Downtown Tea

## Other Alternatives

Downtown Tea is historic and investment should be sought to improve this important amenity. However, as Tea has grown the geographic center of the community has been pulled north and east along Heritage Parkway. Heritage Parkway is a major gateway corridor for Tea and is already home to many businesses and recent development. The large undeveloped property. This location could be a suitable location for a town center or large-scale mixed use development that could serve as the walkable, commercial and entertainment core of Tea for the next 100 years.

Development of a town center-like development would take significant work and collaboration between the City, property owner, and developer. However, there is precedence for this type of public-private partnership. An example of this is shown on the following page.



**Figure 7.6** Proposed Future Mixed-Use Development Location

## Johnston Town Center Example

A good example for Tea to study when evaluating the feasibility of a town center or mixed-use development with a civic component is the Johnston Town Center in Johnston, Iowa. The suburb of Des Moines, Iowa, did not have any downtown area and wanted to recreate a walkable mixed-use environment anchored by a new city hall. The city underwent a master planning effort that identified a concept, shown below. They then went through a major process of working with developers, acquiring parcels, and ultimately constructing the new city hall and town center space found there today. Retail has started to arrive in accordance with the original master plan. While this sort of project would be a significant project for the City of Tea, it is worth exploring.



# Downtown + Community Character

## Goals, Policies, and Action Items

To help support the enhancement of the community character in Tea through strategic quality of life improvements and a new vision for Downtown Tea.

### Downtown + Community Character Goal

**Enhance the community character of Tea through strategic quality of life investments, including a renewed interest in Downtown Tea as an important community asset.**

**Table 7.1** Downtown + Community Character Goal

### Policies

7.1	Continue to foster a family-friendly community that values safety, schools, gathering spaces, and parks and recreation through active support and direct investments.
7.2	Work to preserve Tea's small-town feel as it grows by promoting a sense of place and belonging through community gathering spaces, community events, and placemaking efforts.
7.3	Continue to prioritize property upkeep and maintenance of public and privately owned land in Tea.
7.4	Support public safety efforts by continued investment in equipment, personnel, and training.
7.5	Maintain high design standards of housing in Tea for both single and multi-family residential developments.
7.6	Preserve the strong partnership between the City of Tea and the Tea Area School District to provide a high quality school district that serves the families of Tea.
7.7	Continue to provide a high quality recreation program for youth and adults in Tea that promotes health, wellness, and positive relationships between neighbors.

**Table 7.2** Downtown + Community Character Policies

Policies (Continued)	
7.8	Support local business development, especially retail and restaurants, in Tea by exploring ways to fast track, incentivize, or overall make the process easier.
7.9	Encourage new development and redevelopment of under-utilized properties and/or blocks in and around Downtown Tea.

Action Items	
7.1	Consider hiring a marketing/communications person to help organize and generate activity for new community events and programming.
7.2	Enhance existing city parks by completing small subarea plans for each park to evaluate the amenities, functionality, and programming of the park.
7.3	Develop a Tea branded gateway signage package for key entrances into the community and Downtown Tea to welcome visitors and residents.

Action Items (Continued)	
7.4	Explore intersection enhancements along Downtown Tea's main intersections that improves safety, adds aesthetic value, and better symbolizes the gateway into Downtown Tea.
7.5	Enhance walkability in Tea through sidewalk improvement/expansion and intersection safety improvements.
7.6	Continue to evaluate options for a community center and/or indoor recreation facility to serve the residents of Tea with a new opportunity for community gathering, events, and recreation.
7.7	Complete a detailed master plan for Downtown Tea that explores a new street cross section that better utilizes the right-of-way to help spur additional private investments and redevelopment in the district.
7.8	Complete streetscape improvements along key corridors of Tea to enhance the aesthetics of the community, especially at its main gateways of Heritage Parkway, 1st Street, and Gateway Blvd.

**Table 7.3** Downtown + Community Character Action Items

# Transportation + Infrastructure

## Transportation + Infrastructure

### Chapter Overview

The Transportation + Infrastructure Chapter provides an overview of the public input received on the transportation and infrastructure in Tea today as well as overview of the different systems in Tea today. The main component of this chapter is the reveal of an updated Future Streets Plan for the City of Tea. This streets plan will help to support the growth and development of the Future Land Use Plan as well as further support efficient travel and economic development efforts. The chapter concludes with an overarching goal and series of policies and action items.



# Public Input on Transportation + Infrastructure

## Key Themes and Takeaways

There were several overarching themes regarding transportation and infrastructure heard during the engagement process. Several comments were made about the need for intersection safety improvements at key locations where pedestrians cross busier streets. Overall, there was a strong desire for additional trail and sidewalk connections in town to help connect amenities and neighborhoods.

Many in the public input applauded the city on recent work for street maintenance and improvement in the city. There were many who mentioned the need to pave the road west of the Tea Area High School (468th Avenue).

## HOW TO IMPROVE QUALITY OF LIFE IN TEA: ACCORDING TO THE ONLINE SURVEY:



## HIGHEST PARKS & TRAILS PRIORITY ACCORDING TO THE PUBLIC WORKSHOP:



More Trails was the most common selection.

## MOST PREFERRED TRANSPORTATION IMAGES ACCORDING TO THE PUBLIC WORKSHOP:



# Existing Streets

## Street Types

Figure 8.1 shows the existing street system in Tea, which is shown by street ownership type: Interstate, State Highway, County Highway, City/Municipal, and Township.

### Interstate

Interstates are built and maintained by state and local governments, but the Federal Highway Administration provides significant support in the form of funding.

### State Highway

State Highways are built and maintained by the South Dakota Department of Transportation.

### County Highway

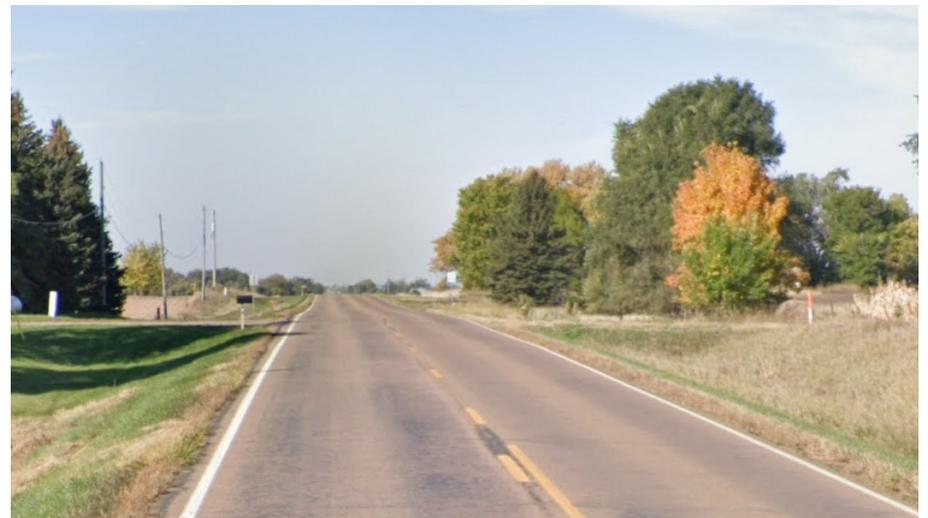
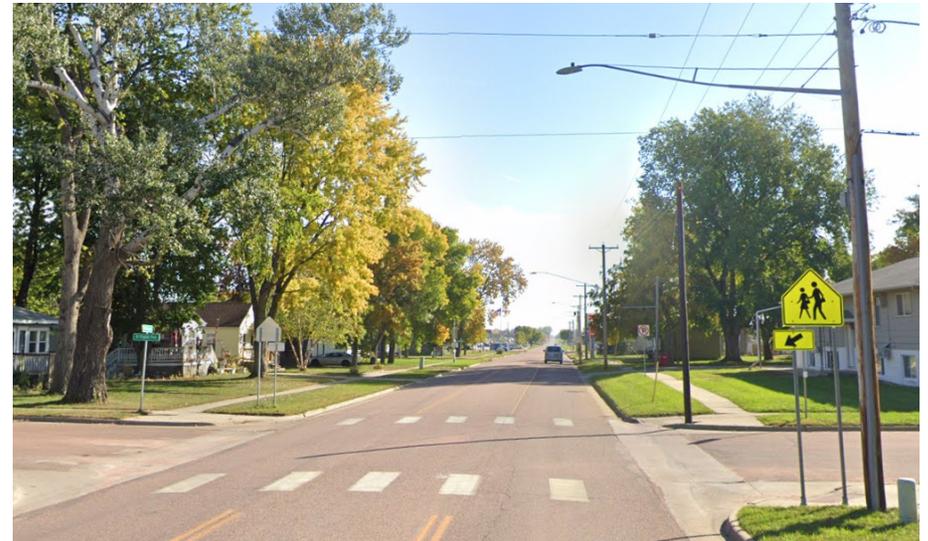
In Tea, County Highways are built and maintained by Lincoln County.

### City/Municipal

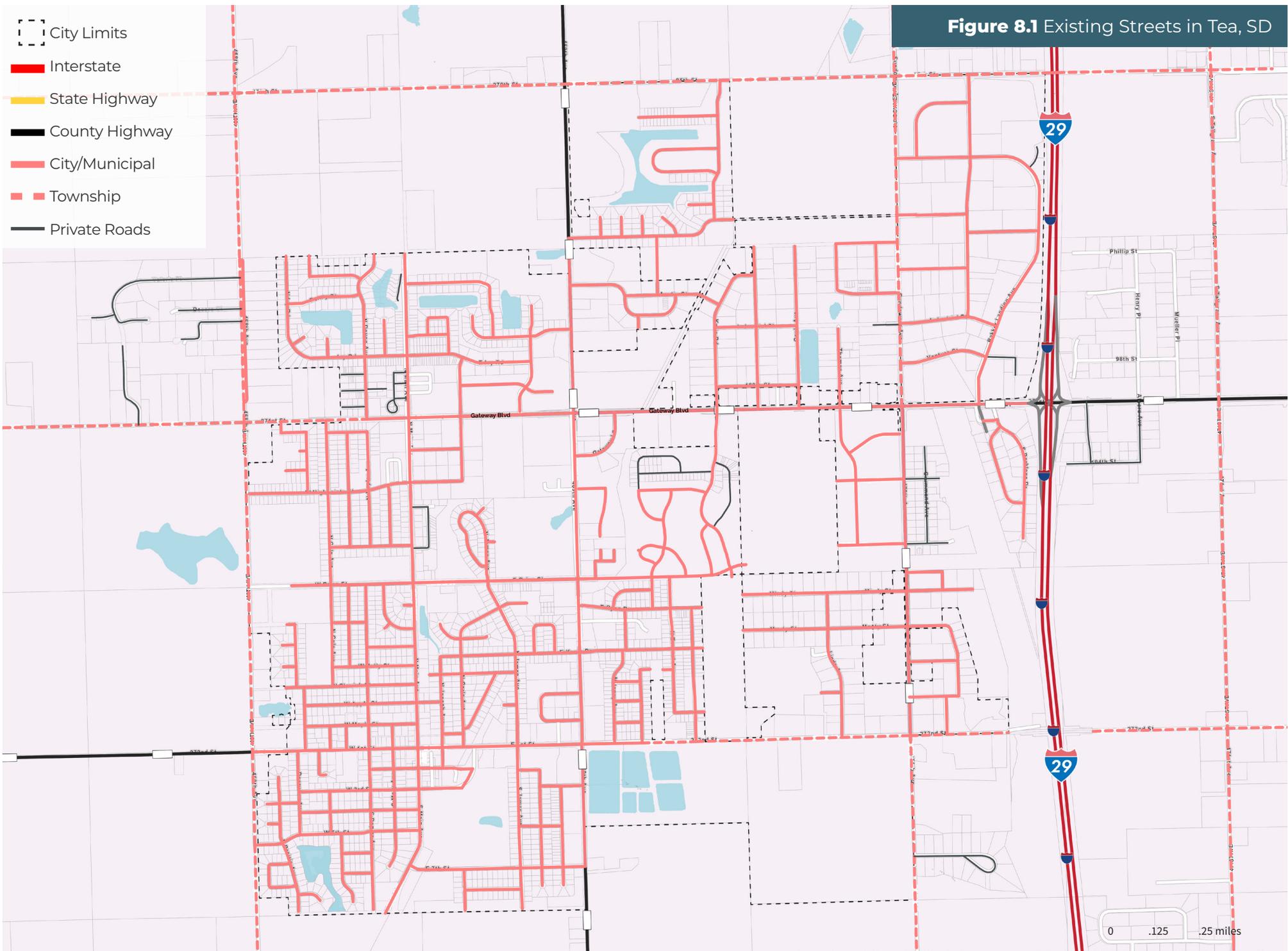
City/Municipal Streets are built and maintained by the City of Tea.

### Township

Township Streets are built and maintained by the designated township, which in Tea is Delapre Township.



**Figure 8.1** Existing Streets in Tea, SD



Source: Confluence with inputs from City of Tea, Lincoln County, SD

# Future Streets

## Street Types

Figure 8.2 shows the proposed future street system. This plan expands key arterial and collector routes throughout the planning boundary to help serve and support the land uses identified on the Future Land Use Plan. Some routes are existing corridors that have been reclassified to support the plan's proposed growth areas.

### Interstate

Interstates are high-volume, high-speed arterial roadways that connect states and regions. Tea's interstate is I-29.

### Arterial Streets

Arterial streets are high capacity streets that carries longer-distance flows between important centers of activity. Typical speeds are 35 mph or more. Examples in Tea include Gateway Blvd or Heritage Pkwy.

### Collector Streets

Collector streets are low-to-moderate-capacity streets that move traffic from local streets to arterial roads. Examples in Tea include Brian Street or Main Avenue.

### Local Streets

Local streets are the smallest and most common type of street, which are designed to provide direct access to individual properties, businesses, and neighborhoods. Examples in Tea include Kevin Drive or Apple Street.

Interstate



Arterial



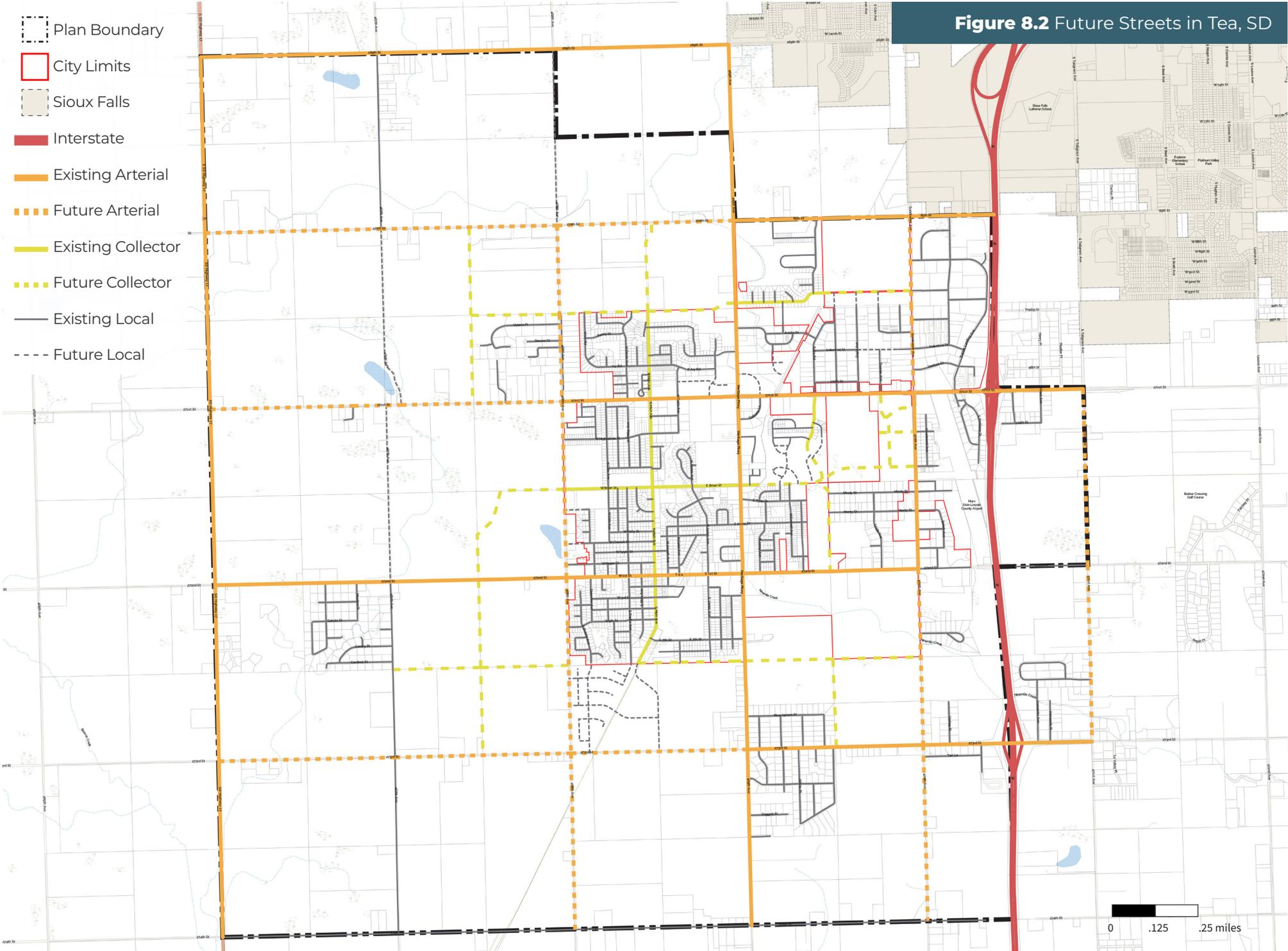
Collector



Local



**Figure 8.2** Future Streets in Tea, SD



Source: Confluence with inputs from City of Tea, Lincoln County, SD

## Sidewalks + Trails

Tea is fortunate to have quite a robust, connected system of sidewalks along most of its local and collector streets, as well as on the developed side or at least one side of its arterial road network. Gaps do exist in a few locations and these areas should be high priority for expansion.

Figure 8.3 shows the proposed Future Trails Plan for Tea and its planning boundary. The proposed extensions include a combination of the following trail types:

- **Shared Use Paths** - extra wide sidewalks found along arterial/collector roadways to provide safe passage for pedestrians and bicyclists.
- **Off-Street Trail** - paved trail placed separate from the street right-of-way such as through greenways or parks.
- **Nature Paths** - non-paved trails, such as crushed stone or dirt paths, that provide a clear, guided path through a natural area or park.

The system is predominantly composed of share use paths that will exist along proposed collector and arterial roadways. Interior neighborhood trail connections should be developed as part of the site planning and development process.

Shared Use Path



Off-Street Trail



Natural Path



Figure 8.3 Trails Plan in Tea, SD

Planning Boundary

City Limits

Existing Shared Use Path

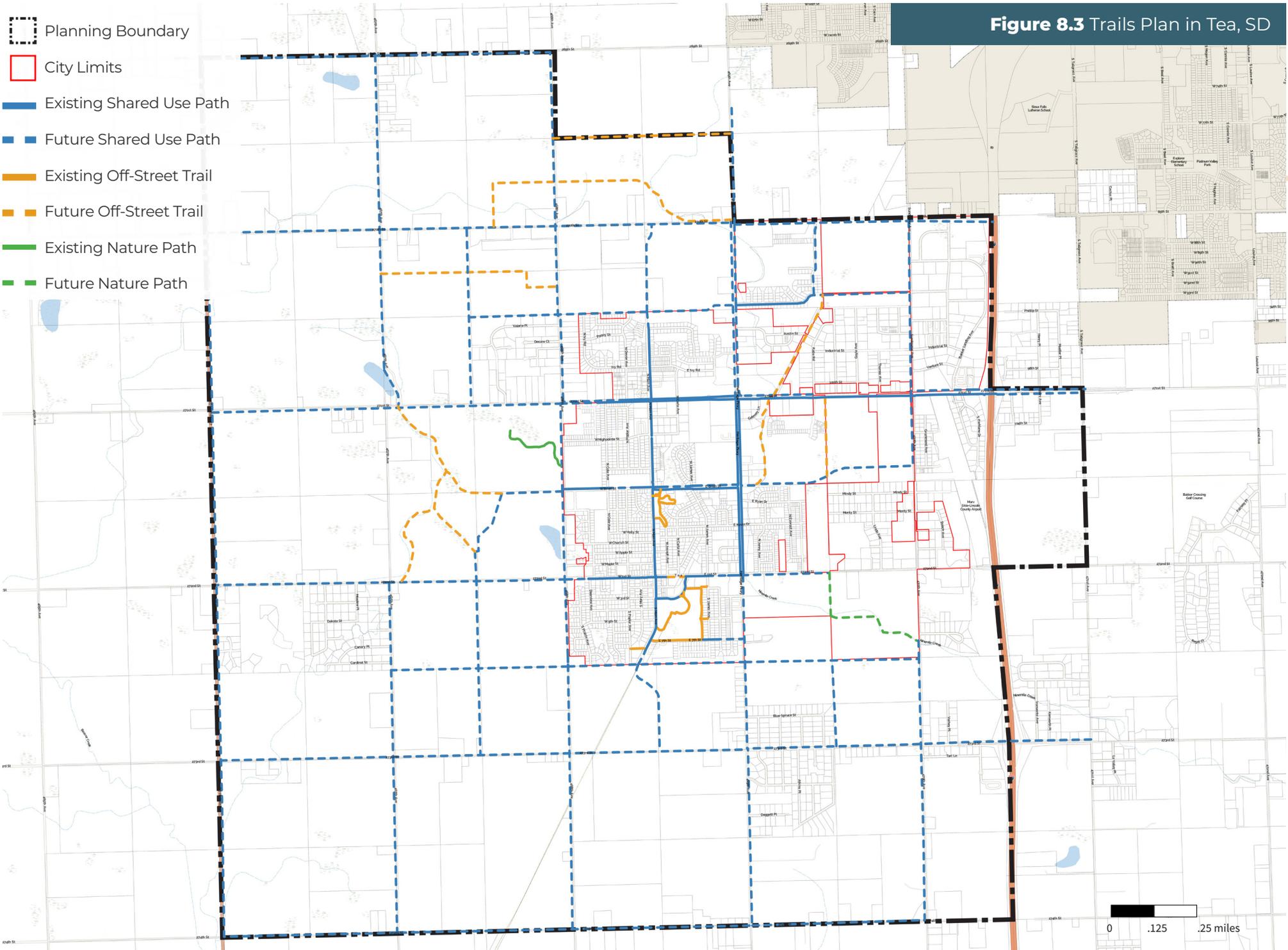
Future Shared Use Path

Existing Off-Street Trail

Future Off-Street Trail

Existing Nature Path

Future Nature Path



Source: Confluence with inputs from City of Tea, Lincoln County, SD

# Transit

## Tea Area Transit

Tea is currently served by the Tea Area Transit branch of the Rural Office of Community Service (ROCS). ROCS is a private non-profit agency serving the residents of South-Central and South-Eastern South Dakota since 1981.

Residents are able to call ahead one day prior to schedule a trip. The service is wheelchair accessible and accepts Medicaid. There are also language services available. Each one-way ride is \$2 and a 20 ride bus ticket can be purchased for \$40. Seniors aged 60 or older ride in town for free. Bus hours ran from 7:30 AM to 4:30 PM Monday through Friday.

## Other Options to Consider

As the Sioux Falls metro grows and the boundaries between Sioux Falls and communities like Tea, Harrisburg, or Brandon continue to share borders and services, the City of Tea may want to consider partnering with Sioux Falls and joining Sioux Area Metro (SAM) transit. As Tea gains even more residents and jobs, they may want to explore a fixed bus route option as well as sign on for access to Via for on-demand transit services that have more flexible hours than ROCS offers today. This would likely be a significant investment by the City and should be done with proper consideration of cost and benefits.



# Infrastructure

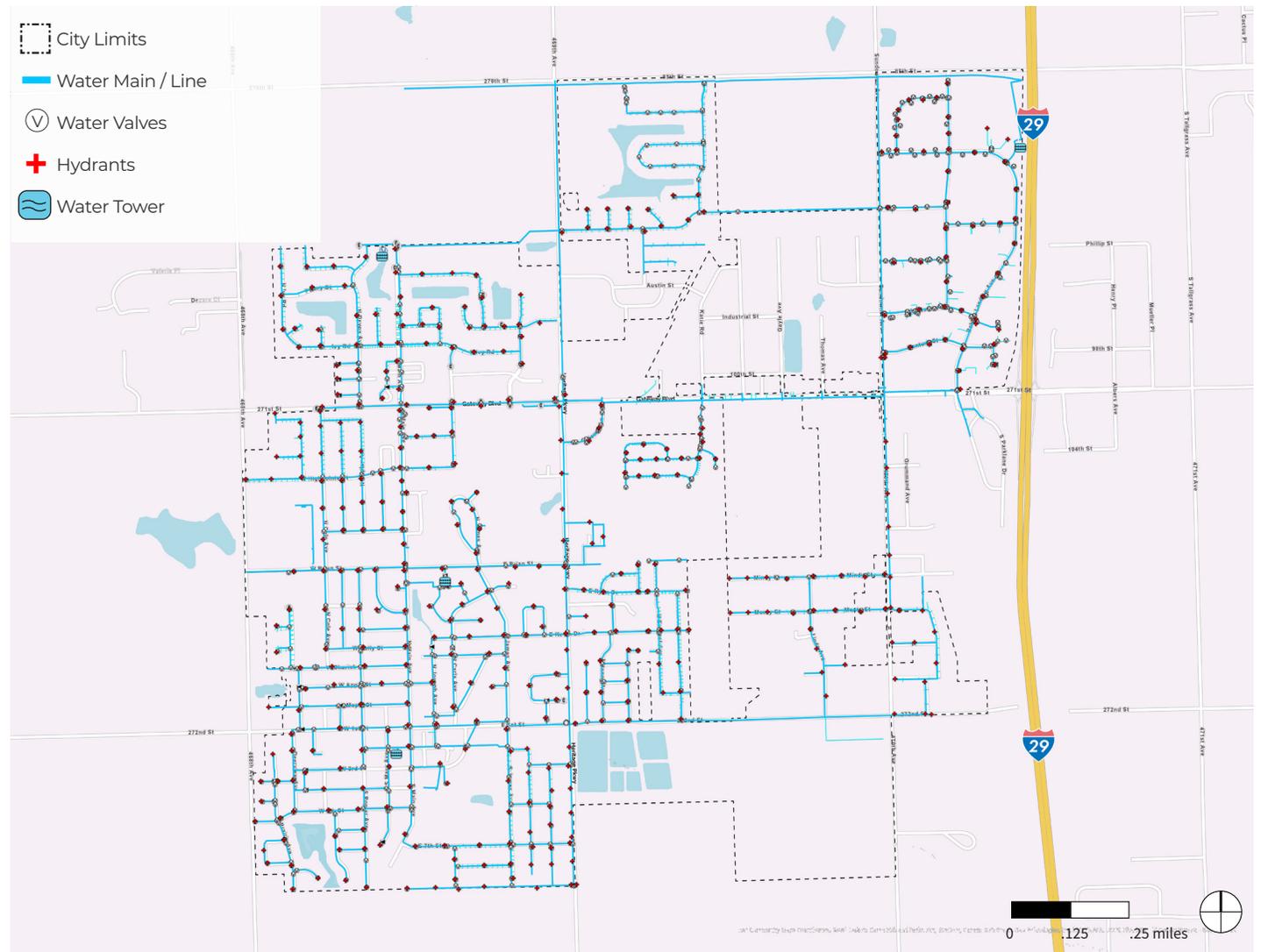
## Water System

Tea's existing water system is shown in Figure 8.4. The main purpose of the water system is to provide potable water to homes, commercial businesses, industry, and irrigation, as well as for public needs such as firefighting.

The City of Tea purchases 100% of their water from the Lewis and Clark Regional Water System. Currently, Tea's water contract can serve a maximum population of approximately 26,820.

A previous lawsuit between the cities of Tea, Harrisburg, and Sioux Falls and the Lincoln County Rural Water District established clear boundaries for future water service areas.

Tea should continue to work with regional partners to ensure growth areas have adequate water flow and supply based on observed population growth.



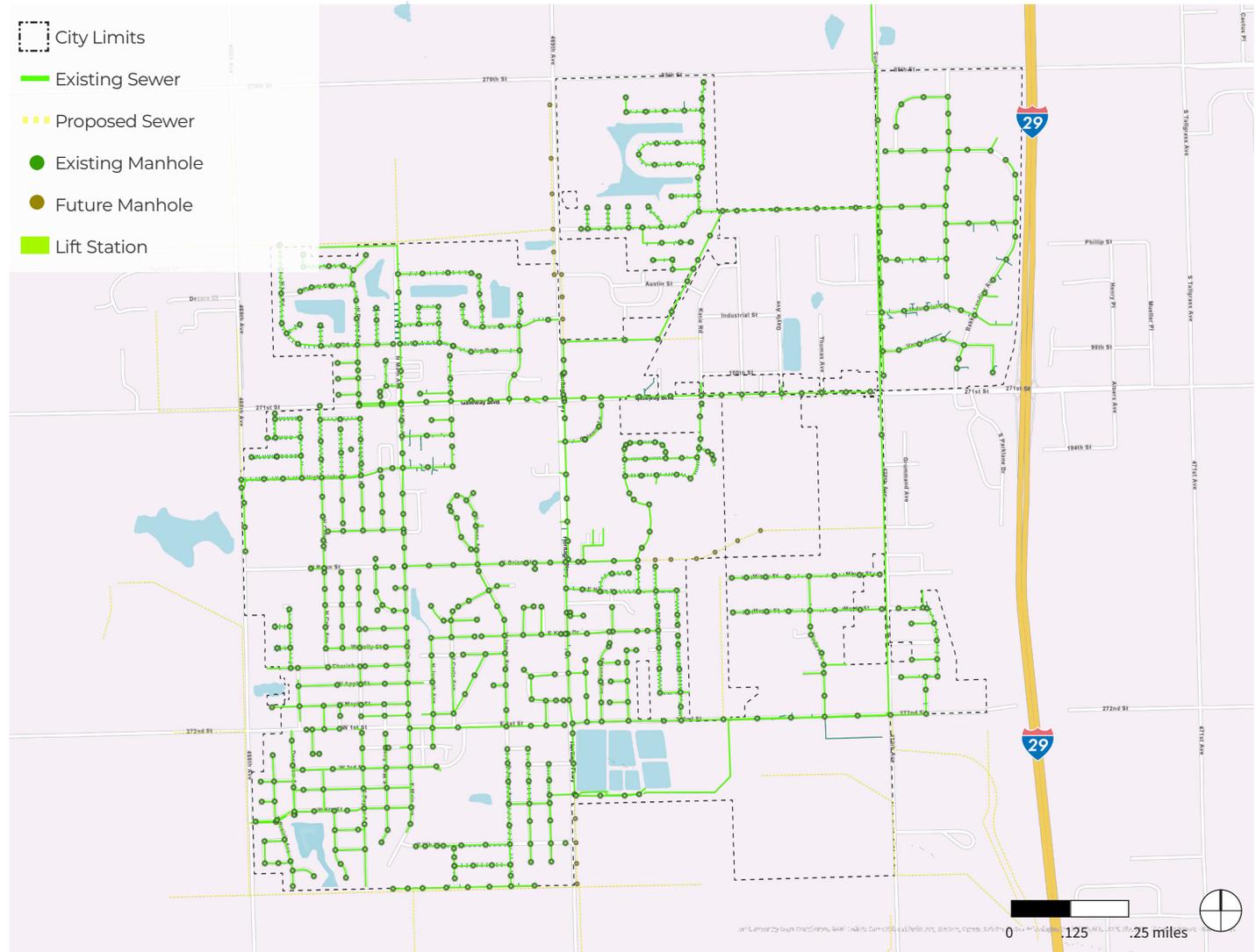
**Figure 8.4** Water System - Tea, SD

# Infrastructure

## Sanitary Sewer System

Tea's existing sanitary sewer system is shown in Figure 8.5. The main purpose of a sanitary sewer system is to move wastewater to treatment facilities without any of it leaking from pipes or overflowing from manholes. When wastewater leaks from manholes it is called sanitary sewer overflow (SSO). Leaks and SSOs can both contaminate groundwater and nearby water sources.

Tea uses a facultative lagoon system to treat wastewater. However, its growth rate was such that over time the lagoons would not have adequate treatment capacity. In 2022, Tea entered into a regionalization agreement with the City of Sioux Falls where Tea wastewater users buy into the excess capacity within Sioux Falls' wastewater collection and treatment system through the payment of a system development charge (SDC).



# Infrastructure

## Storm Sewer System

Tea's existing storm sewer system is shown in Figure 8.6. The main purpose of a storm sewer system is to convey stormwater during rain or other high water events such as snow melts.

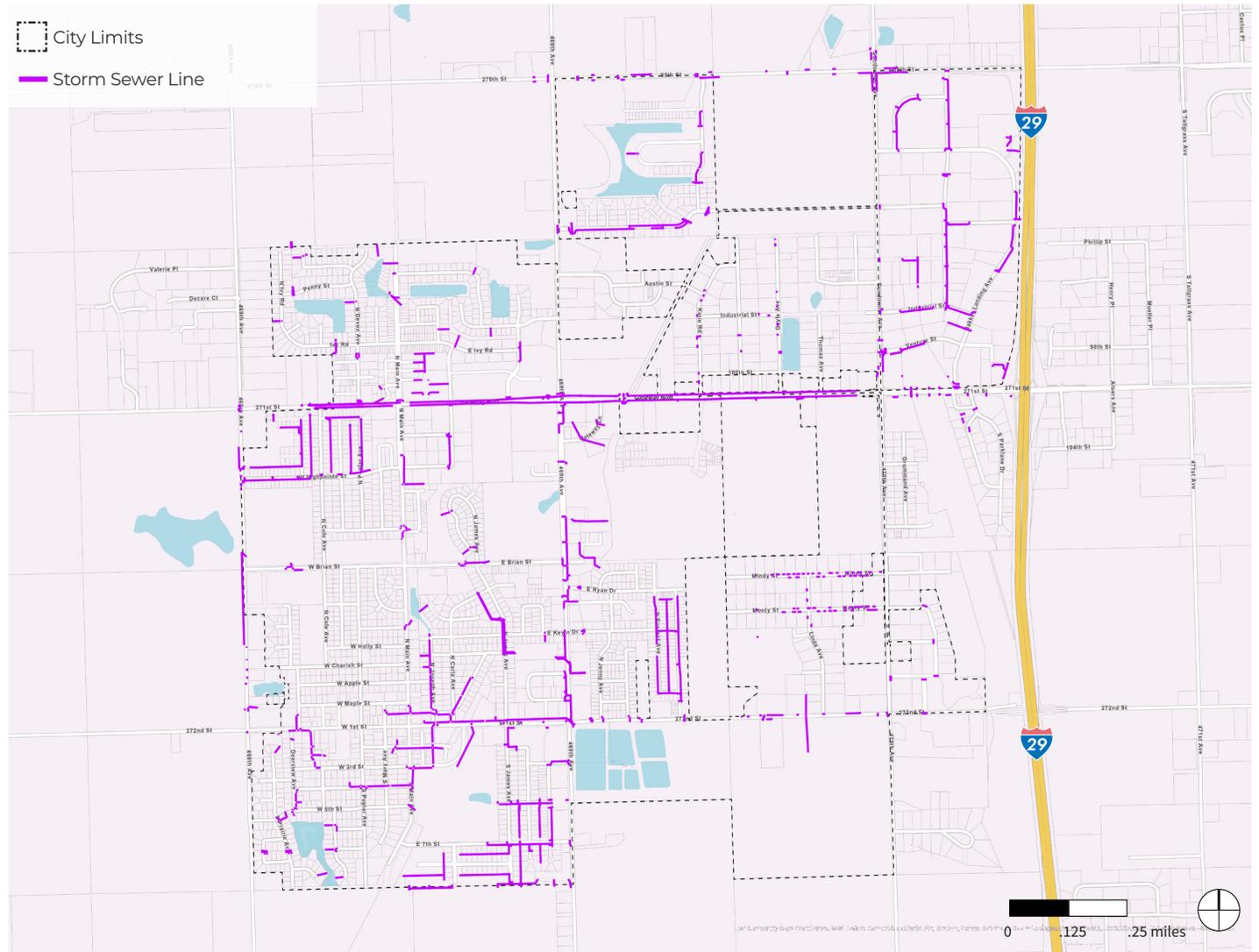


Figure 8.6 Storm Sewer System - Tea, SD

# Transportation + Infrastructure

## Goals, Policies, and Action Items

To help support development of a multi-modal transportation and infrastructure system that can accommodate growth in Tea and improve the overall level of service it provides.

### Transportation + Infrastructure Goal

**Maintain a multi-modal transportation and infrastructure system that is safe, efficient, and effective in supporting growth and development in Tea.**

**Table 8.1** Transportation + Infrastructure Goal

### Policies

8.1	Require the development community to dedicate right-of-way needed for arterial and collector streets identified on the Future Streets Plan.
8.2	Require new development to construct all streets necessary to serve the development in accordance with the Future Streets Plan.
8.3	Restrict unnecessary driveway connections directly onto arterial and collector roadways.
8.4	Discourage the use of cul-de-sacs in subdivision development because of the negative impact the street type has on neighborhood connectivity and flow.
8.5	Work with the Department of Transportation on planned intersection improvements along Interstate 29 and advocate for adequate pedestrian crossings, where appropriate.
8.6	Support smooth corridor borders and transitions by continuing to match street right-of-way cross sections with the City of Sioux Falls, especially on the north side of town where the two jurisdictions meet.
8.7	Continue to engage in regional cooperation for infrastructure planning.

**Table 8.2** Transportation + Infrastructure Policies

## Policies (Continued)

8.8	Work with regional municipal partners to support regional transportation improvements, including a north-south high-speed arterial roadway on the west side of the metropolitan area.
8.9	Continue to improve intersection crossings along arterial and collector roadways.
8.10	Work with regional partners to ensure water infrastructure expansion is adequately serving the demands of urbanized development in Tea's growth area

## Action Items

8.1	Identify high priority sidewalk gaps and sidewalk segments needing strategic widenings to match the shared-use path network identified on the Future Trails Map.
8.2	Work with property owners and developers to promote off-street trails in neighborhood design as identified on the Future Trails Plan as well as other non-specified connections based on the project.
8.3	Identify a regional trail connection between the City of Sioux Falls and/or the City of Harrisburg.
8.4	Prepare to become a Small MS4 community and develop a stormwater management program for the required MS4 permit.
8.5	Evaluate the transit needs of Tea residents, including an evaluation of the potential to partner with Sioux Area Metro Transit.

**Table 8.3** Transportation + Infrastructure Action Items

# Natural Resources

## Natural Resources

### Chapter Overview

The Natural Resources Chapter reviews all of the natural features that exist within Tea and its planning boundary that may impact development. Natural features typically impacting development include wetlands, floodplain/floodway, streams, steep slope, or tree cover. This chapter identifies the natural features present in the Tea planning boundary and identifies how those features may ultimately impact the development potential of the planning boundary as well as identifying strategies to protect and preserve some of these elements.



# Public Input on Natural Resources

## Key Themes and Takeaways

Many of the public comments made regarding natural resources revolved around a desire to integrate natural resource preservation with recreational enhancements. Specifically, many of the comments mentioned recreational water access points or trail enhancements. The most liked trail imagery, shown below, has off-street trails going through areas with tree cover, near streams, or through agricultural fields.

Sustainability and resiliency also scored high on the preference scales at the Public Workshop. The resiliency question revolved around stormwater management specifically.

Street trees also came up frequently, a pressing issue for a city like Tea that has a primarily agricultural based growth area with minimal tree cover.

## NATURAL RESOURCE RELATED PRIORITIES ACCORDING TO THE PUBLIC WORKSHOP + ENGAGEMENT WEBSITE:



**Recreational Trails was a common high priority**

**Street trees were highly rated amenities.**

## MOST PREFERRED NATURAL RESOURCE RELATED IMAGES

ACCORDING TO THE PUBLIC WORKSHOP + ENGAGEMENT WEBSITE:



# Floodplain + Streams

## Floodplain + Floodway

Floodplain is the low-lying areas near streams or other water bodies that are vulnerable to flooding during high water, rain, or snow melt events. Figure 9.1 on the following page shows the location of the floodplain and floodway in Tea. The floodway refers to the actual channel of a river or stream. The 100-year floodplain refers to areas where there is a 1% chance you will see a large scale flood in any given year. The 500-year floodplain includes areas with a 0.2% chance of flooding in any given year. Generally, these areas should be avoided for development and are better left as natural or open space that can absorb flood water safely and with minimal loss to property or human life.

## Streams

Streams are water bodies that flow through an area during all or certain parts of the year. The areas around streams are vulnerable to water quality issues, flooding, and stream bank erosion. These areas are also typically biodiverse habitats that should be protected. The primary water feature in Tea is Nine-Mile Creek, which is highlighted in Figure 9.1 and follows the general floodplain/floodway alignment.

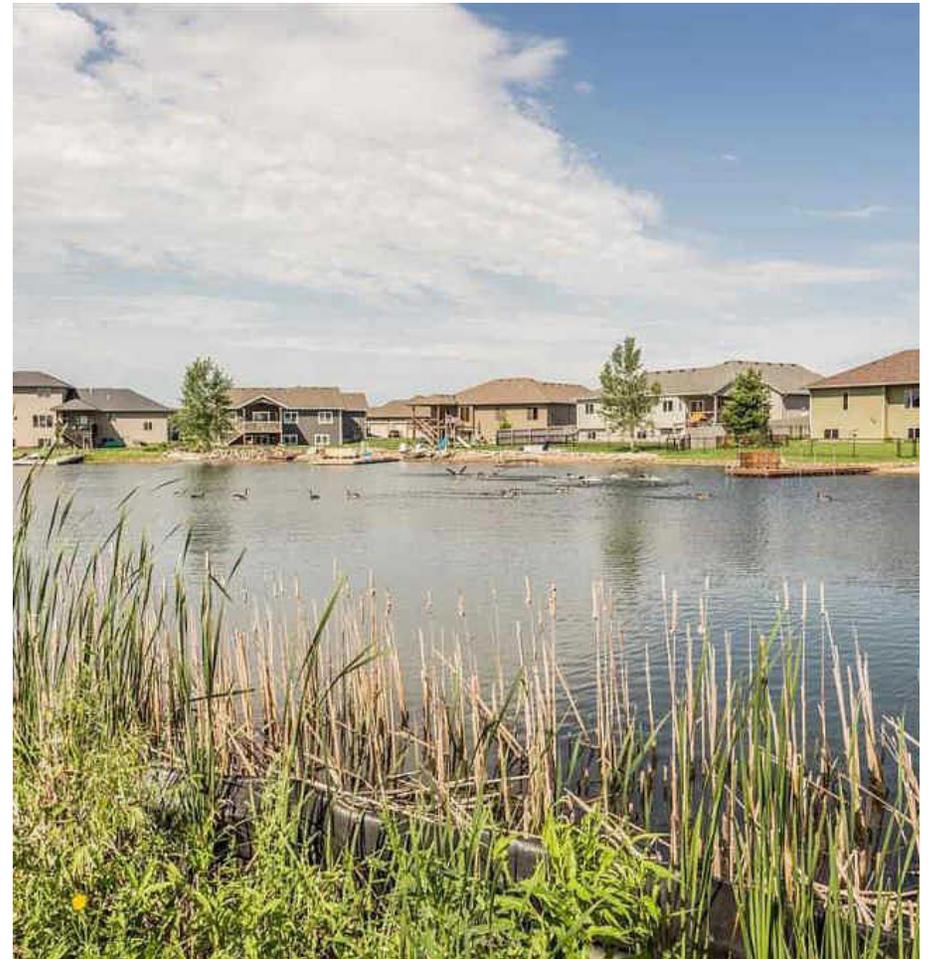
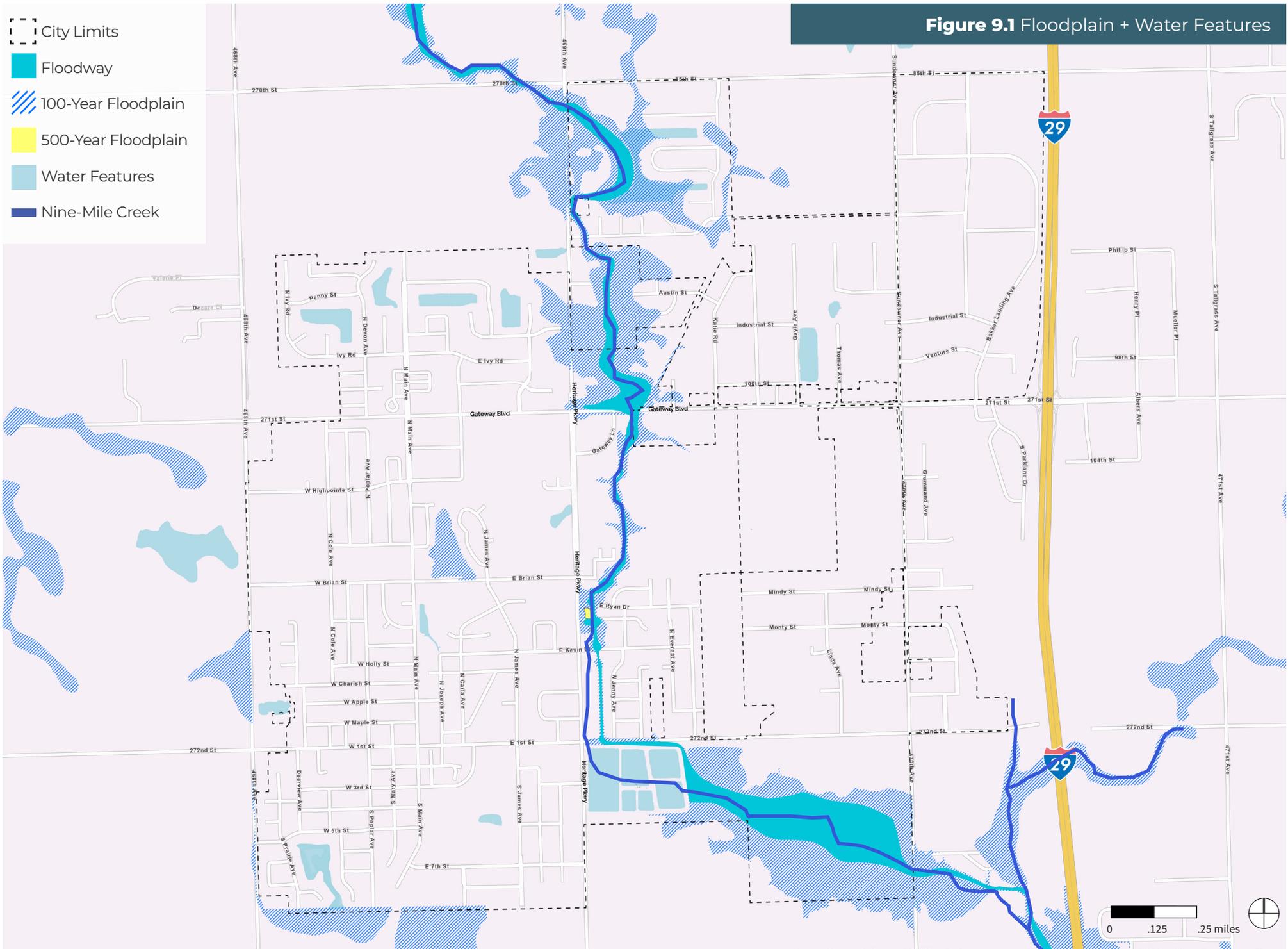


Figure 9.1 Floodplain + Water Features

- City Limits
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Water Features
- Nine-Mile Creek



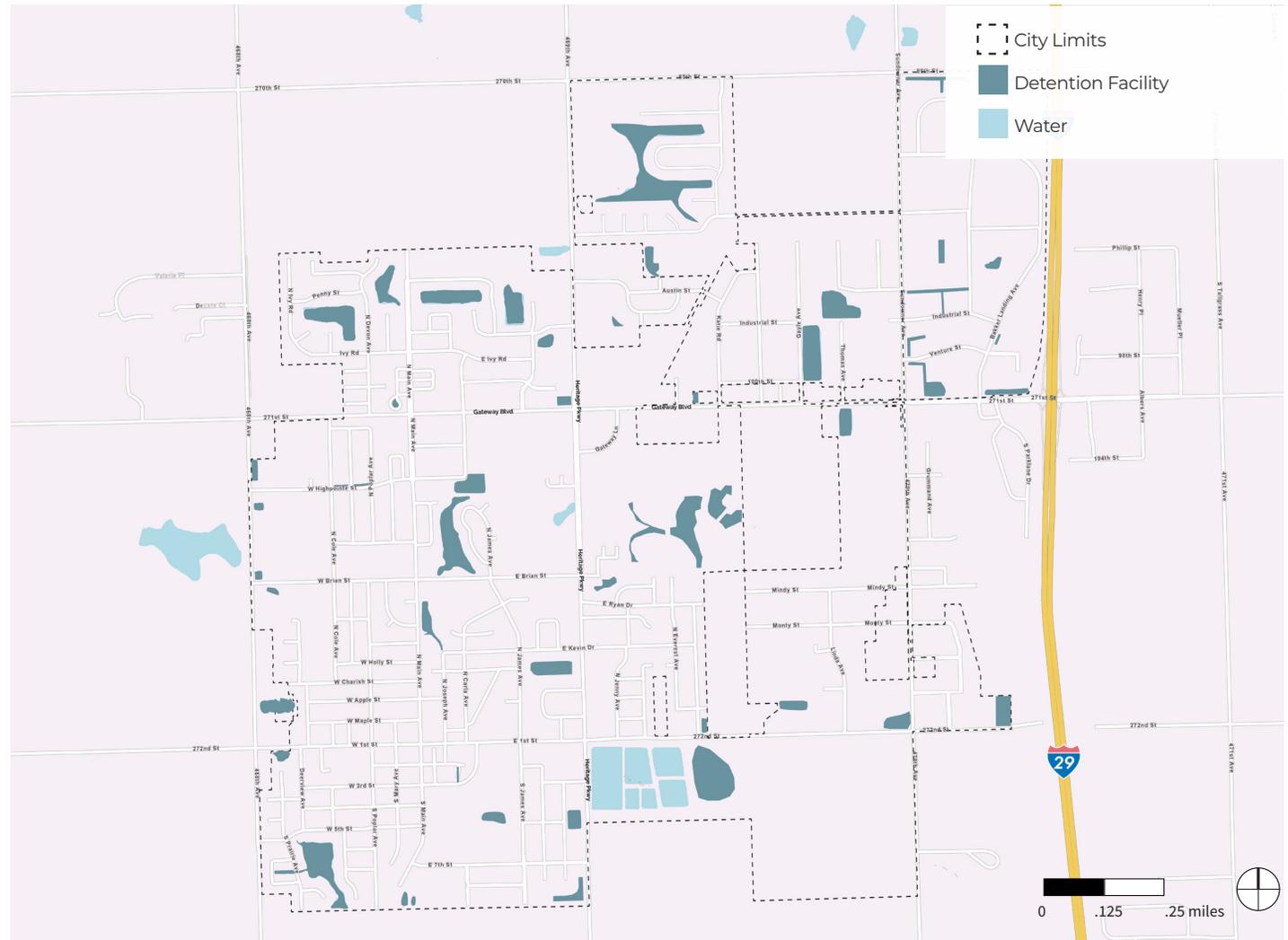
Source: Confluence with inputs from City of Tea, Lincoln County, SD

# Natural Resources

## Detention Facilities

Figure 9.2 shows the location of detention facilities in Tea. Detention facilities help to manage stormwater in an area by holding water. Some slowly release water back into creeks and rivers. These detention facilities are located throughout the city and will eventually become the city's responsibility to maintain.

Tea is nearly finished with a Master Drainage Plan for the city that delineates many of the future drainage basins in the planning area. The plan will likely identify a larger "regional" drainage detention site in various locations in the planning area. These areas may coincide with a larger park area in Tea in the future.



**Figure 9.2** Detention Facilities - Tea, SD

Source: Confluence with inputs from City of Tea, Lincoln County, SD

# Natural Resources

## Factors to Consider

### Lagoon Decommissioning

Many in the public input expressed interest in, long-term, seeing the lagoons decommissioned and transformed into a different use or purpose. The Future Land Use Plan shows this area as a mix of recreational space and mixed-use development. The City should proactively plan for the eventual decommissioning of this facility and evaluate potential long-term reuse.

### Wetlands as a Site Amenity

Prairie pothole wetlands are a commonly found natural resource in the Tea planning area. Many of these may not be worthy of use as a site amenity, but any high quality wetland in the planning boundary should be evaluated for re-use as an on-site amenity.

### Stream Buffers

The area around stream channels is often environmentally sensitive, a habitat for wildlife and plants, and often part of the floodplain or floodway. A stream buffer ordinance, which places an easement over a 50 to 100 foot buffer around a type 1 or type 2 stream can be a viable way to protect this natural resource and property owners. A dual benefit is that these buffers can also be a great option for the placement of recreational trails, a common desire mentioned by the public in the engagement process.

### Green Infrastructure

Green infrastructure refers to site design elements that help to treat, manage, and slow stormwater on-site using design elements instead of heavy pipe infrastructure. This includes bio-retention cells, rain gardens, permeable pavers, or rain barrels. The City should continue to promote the use of green infrastructure for stormwater management on public and parklands as well as encouraging use on private property.

### Regional Watershed Management

While not a common practice yet in South Dakota, nearby states such as Iowa, routinely participate in regional watershed management planning efforts. Many water flow and resource issues such as water quality or flooding do not follow jurisdictional boundaries and require a regional approach to properly manage. Should this type of regional collaboration effort be sought in the Sioux Falls metro area, Tea should be an active participant. Tea could also consider initiating such conversations with local partners such as Sioux Falls, Harrisburg, Lincoln County, and Minnehaha County.

# Natural Resources

## Goals, Policies, and Action Items

To help support development of a high quality parks and recreation system, a goal and series of policies and action items have been created.

### Natural Resources Goal

**Identify and protect natural resources in Tea as the community develops.**

**Table 9.1** Natural Resources Goal

### Policies

9.1	Discourage development of impermeable surfaces within the 100-year floodplain, floodway, or designated stream buffer areas.
9.2	Continue to expand tree cover in Tea and promote conservation of anything existing tree cover as land develops as is possible.
9.3	Continue to utilize retention/detention ponds as a means of stormwater management and explore regional stormwater management possibilities.
9.4	Encourage the use of green infrastructure on public and private properties in Tea.

**Table 9.2** Natural Resources Policies

## Action Items

9.1	Consider adopting a stream buffer ordinance to acquire the sensitive environmental areas around perennial streams, which may be used for trails, open space, or recreation purposes.
9.2	Preserve and incorporate high-quality wetlands as a site amenity in new development, where appropriate.
9.3	Participate in any regional watershed management planning efforts that may occur within the planning horizon year.
9.4	Consider creating a green infrastructure incentive program that provides financial assistance in installing green infrastructure.
9.5	Create a master plan for converting the lagoon site into a community park with detention possibilities.

**Table 9.3** Natural Resources Action Items

# Economic Development

## Economic Development

### Chapter Overview

The Economic Development Chapter provides an overview of the public input received on economic development topics as well as an overview of the existing employment and industry profile of Tea currently. While Tea remains predominantly residential, there is a growing employment base for both commercial and industrial uses, because of its favorable demographics and strategic access to major roadways. This chapter explores ways to enhance the opportunities Tea has to promote growth and development of jobs and tax base in the community.



# Public Input on Economic Development

## Key Themes and Takeaways

The most common economic development related theme was the desire for increase retail, restaurants, entertainment, and other amenities in Tea. People want to be able to spend money in the community. Specifically, there was strong agreement that the recent increase in small businesses, especially restaurants, was a welcome change, and the public is eager for more of this small-business growth and development.

Business owners in Tea or near to Tea expressed the desire for continued support of the economic development of the light industrial, business park, and industrial uses found on the east side of Tea near Interstate 29. These businesses play an important role in the tax base and employment found in Tea. However, some concern was expressed about providing services and infrastructure for this type of growth.

## BUSINESS GROWTH RELATED CONCERNS ACCORDING TO STAKEHOLDER INTERVIEWS:



Tea has a growing employment presence, especially in light industrial and related industries. There is a lack of housing to match the growing workforce in Tea, which has made it more difficult to attract workers in the more competitive trades.

## BEST CHANGES IN PAST 5 YEARS IN TEA ACCORDING TO THE PUBLIC WORKSHOP:

- Coffee shop
- Built more restaurants
- Bringing more retail
- Commercial development/retail/restaurants

## TEA NEEDS MORE OF THE FOLLOWING ACCORDING TO THE ONLINE SURVEY:



**More vibrant downtown**  
241 votes



**More retail, shopping and entertainment**  
226 votes



**More sidewalk and trails**  
189 votes

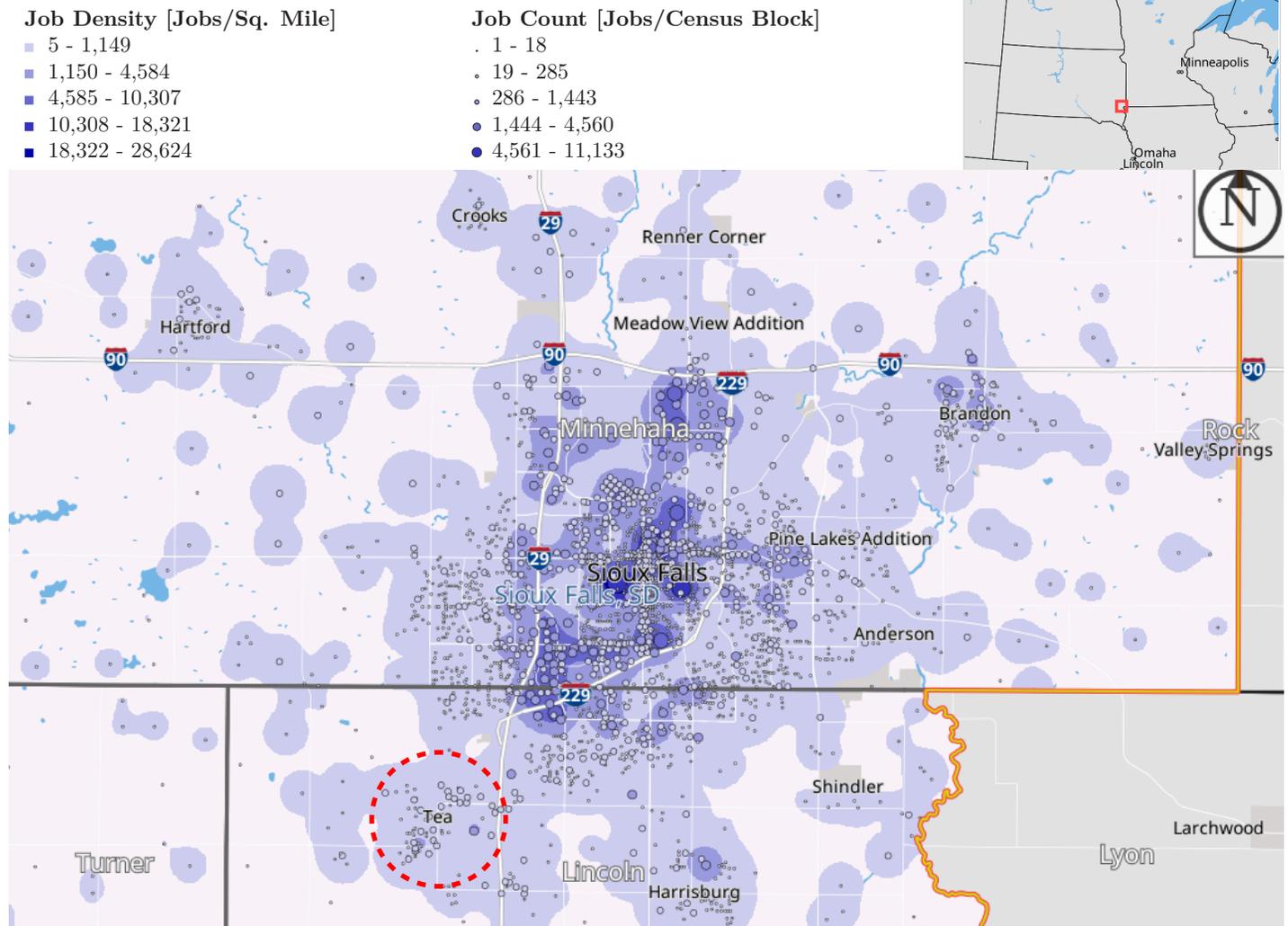
## ATTRACTING GROWTH + DEVELOPMENT ACCORDING TO THE PUBLIC WORKSHOP:

Most agreed the City of Tea should attract more growth + development, especially as it relates to retail, commercial, and other amenities.



# Employment Density

Figure 10.1 shows the 2022 employment density for the Sioux Falls metro area according to U.S. Census Bureau's OnTheMap data source. The darker the purple, the more concentrated the jobs are in a given area. Tea, circled in red, is home to some jobs (approximately 2,586), but this represents only 1.64% of all jobs in the region (approximately 157,629).



**Figure 10.1** Employment Density  
 Source: U.S. Census Bureau OnTheMap 2022

# Jobs by Sector

Figure 10.2 shows the number of jobs located within the Tea area (navy) and held by Tea residents (yellow) by industry sector as of 2022. Note, this includes a small buffer around the Tea city limits to capture some of the non-annexed industrial areas.

## Tea Based Jobs

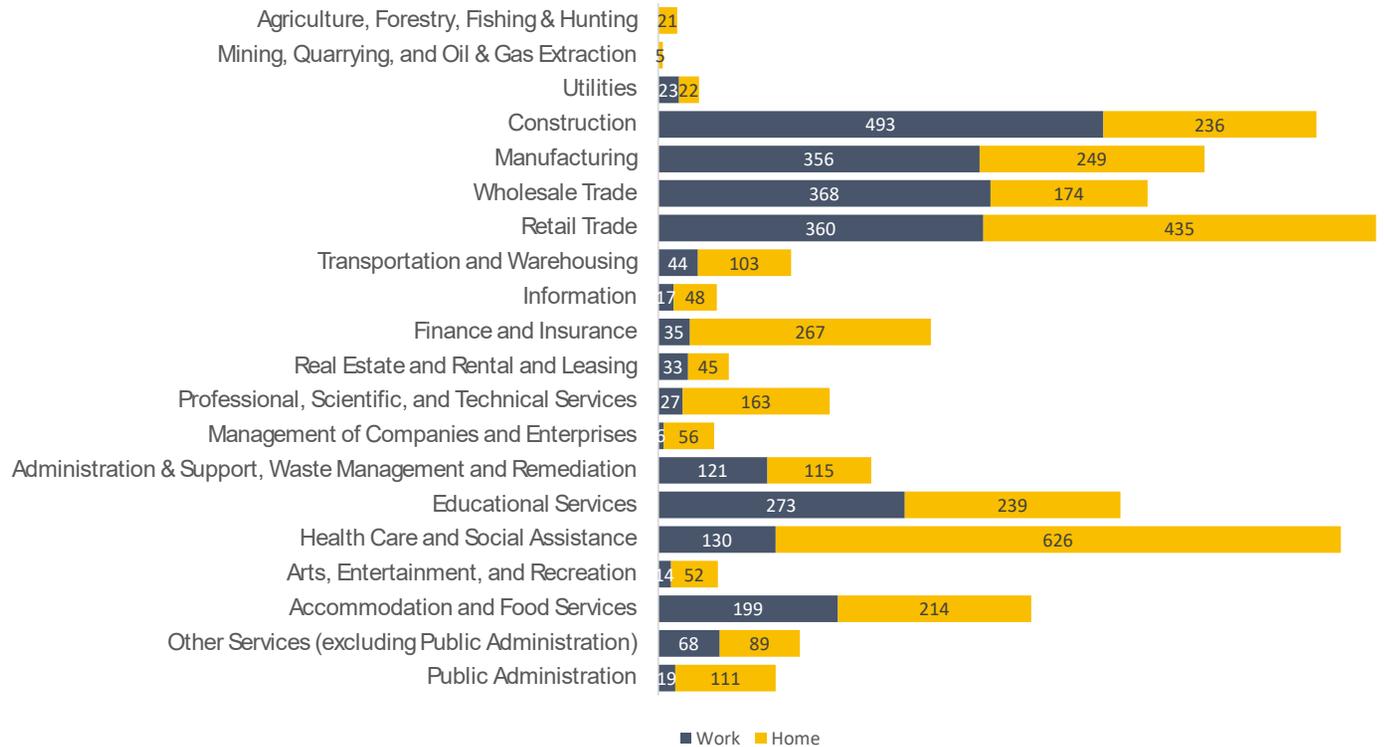
The biggest industries in 2022 for the 2,586 jobs in Tea include:

- Construction
- Manufacturing
- Wholesale Trade
- Education
- Retail Trade

## Tea Resident Jobs

For residents in Tea with employment, the largest industries are:

- Retail Trade
- Health Care + Social Assistance
- Accommodation & Food Services
- Finance & Insurance



**Figure 10.2** Tea Area Employment by Sector

Source: U.S. Census Bureau OnTheMap 2022

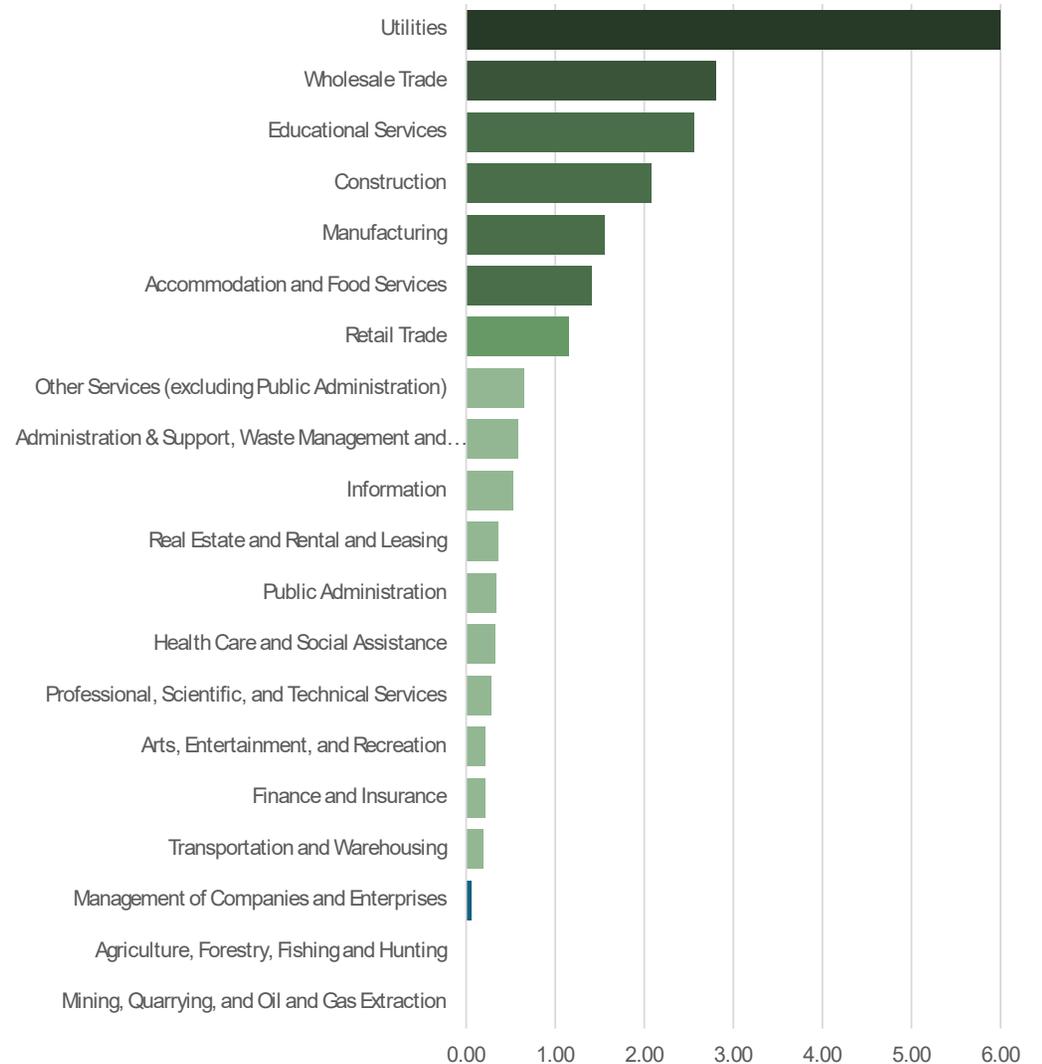
# Tea Based Jobs

## Location Quotient Analysis

The location quotient (LQ) analysis reveals the industries for which Tea has a regional specialization. LQ is determined based on comparing Tea's local proportion of jobs by industry compared to the Sioux Falls metropolitan area total jobs by industry. Anything with a LQ ratio over 1.5 is typically considered a competitive industry. The industries with the highest LQs in Tea include:

- Utilities
- Wholesale Trade
- Educational Services
- Construction
- Manufacturing

Tea may have the most luck in attracting these types of users to the growth areas of the community because of the benefits of clustering different business types.

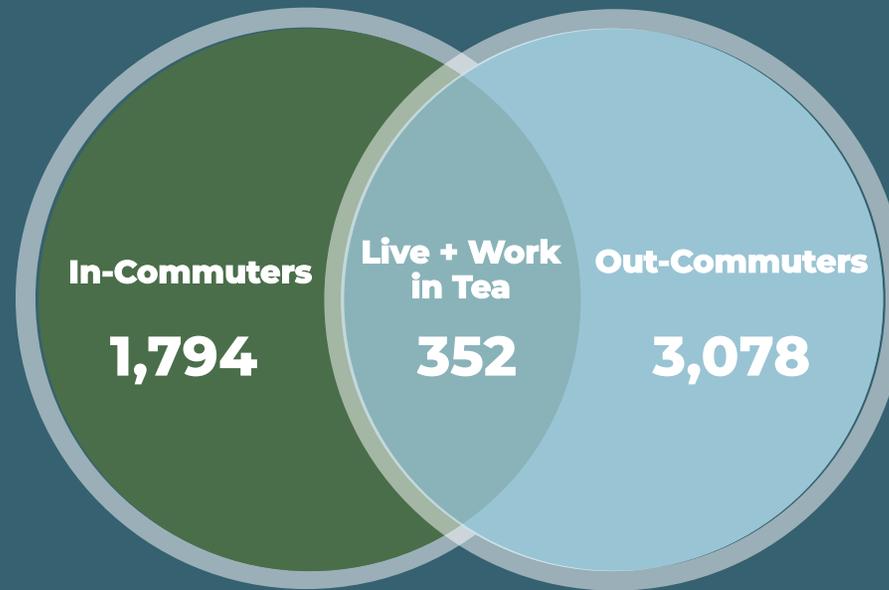


**Figure 10.3** Location Quotient Analysis - Tea, SD

Source: Confluence w/ inputs from U.S. Census Bureau OnTheMap 2022

# Commuting

The 2022 OnTheMap inflow/outflow data for jobs in the Tea city limits reveals that while an estimated 352 people both live and work in Tea, most residents are leaving the City of Tea for work each day. Most Tea based jobs are similarly held by residents of other municipalities or jurisdictions. This confirms what was heard anecdotally about job holders in the area. The proximity to Sioux Falls and its various job centers makes this data not surprising. Note, this geography includes the Tea city limits only.



## Where do Tea workers live?

- 87.2% live in the Sioux Falls metro area
- 45.4% live in the City of Sioux Falls
- 43.2% live in Minnehaha County
- 40.0% live in Lincoln County
- 16.4% live in Tea
- 3.3% live in Harrisburg
- 2.1% live in Lennox

## Where do Tea residents work?

- 86.3% work in the Sioux Falls metro area
- 67.3% work in the City of Sioux Falls
- 56.1% work in Minnehaha County
- 29.3% work in Lincoln County
- 10.3% work in Tea
- 1.8% work in Harrisburg
- 1.1% work in Brookings

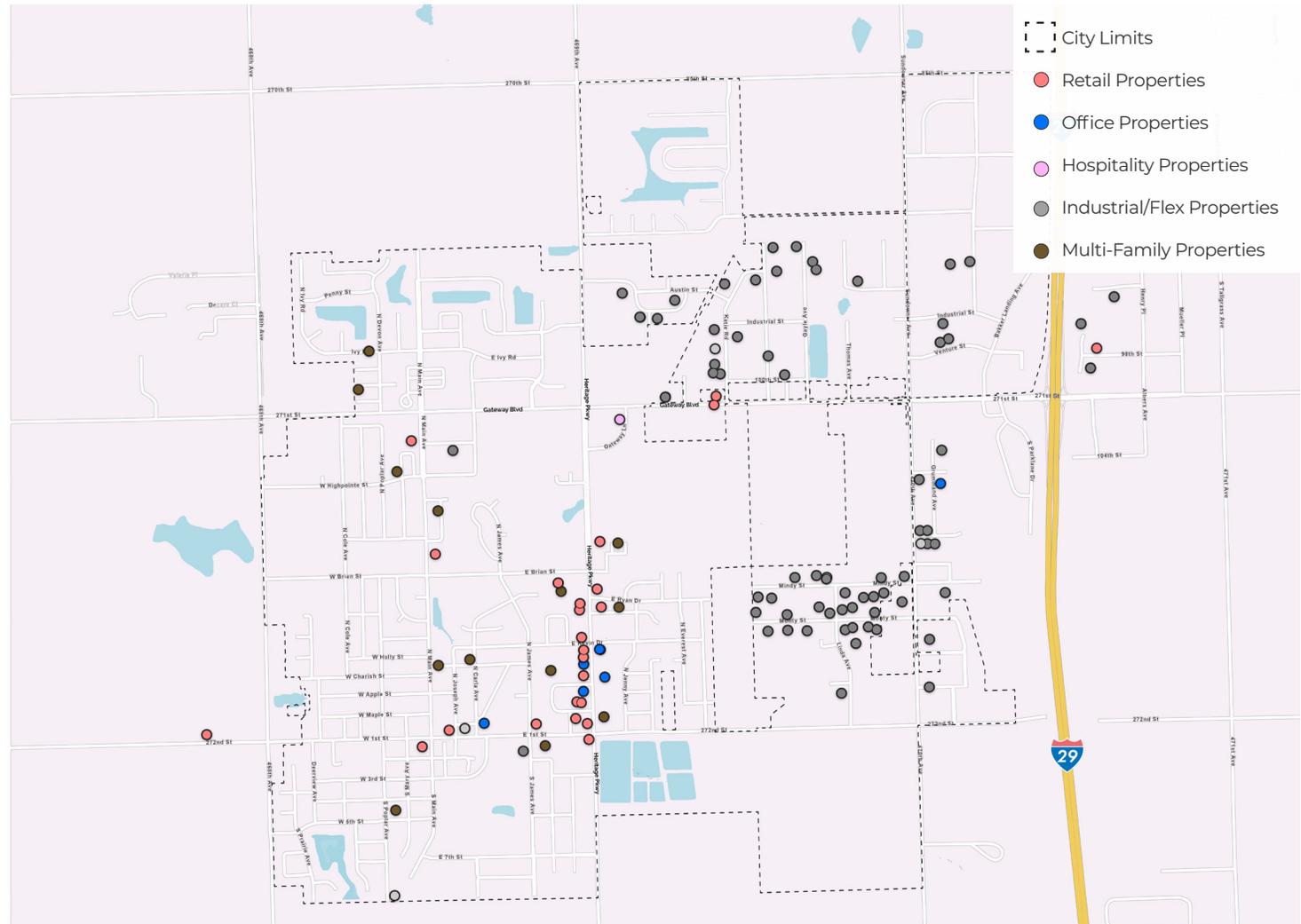
**Figure 10.4** Job Inflow/Outflow Chart- Tea, SD (2022)

Source: U.S. Census Bureau OnTheMap 2022

# Market Conditions

## CoStar Analysis

To assess market conditions for commercial properties in Tea, CoStar data was utilized. CoStar data was gathered for Tea and the Sioux Falls metro overall. CoStar is a robust, national commercial real estate database. Data was pulled in February 2024 and represents a snapshot in time and general trends for the City of Tea.



**Figure 10.5** Commercial Property Locations - Tea, SD

Source: Confluence w/ inputs from CoStar February 2024

# Market Conditions

## Retail

### Tea, SD Estimate

Inventory: 200k SF

Buildings: 24

*Tea accounts for approximately 1.2% of metro wide retail SF.*

Vacancy Rate: 3.2%

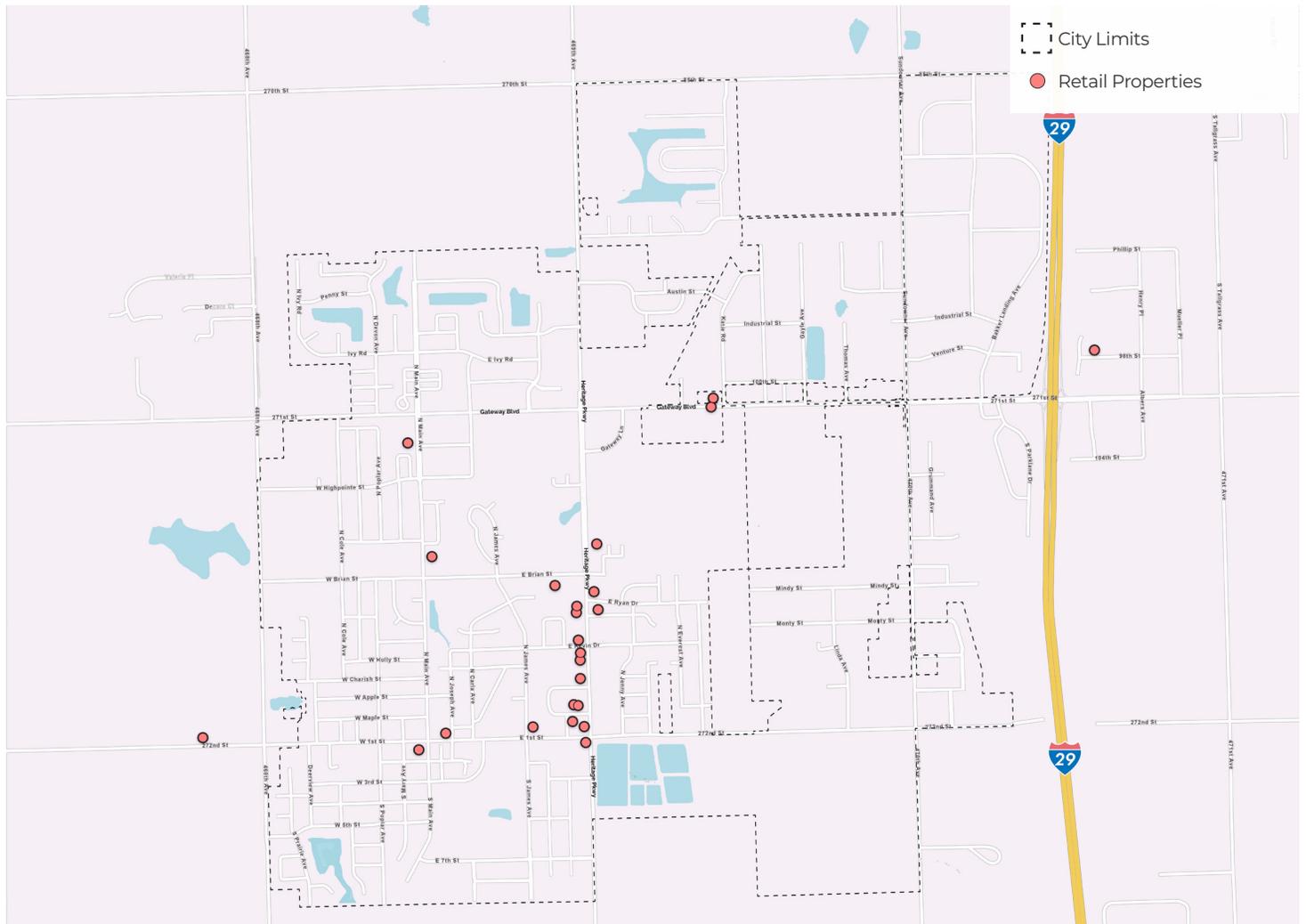
*Sioux Falls metro has a lower vacancy rate at 2.3%.*

Market Asking Rent/SF: \$14.50

*Sioux Falls metro has a higher average asking rent/SF at \$16.77/SF.*

Market Sale Price/SF: \$176 / SF

*Sioux Falls metro has a lower average market sale price at \$152/SF.*



**Figure 10.6** Retail Property Locations - Tea, SD

Source: Confluence w/ inputs from CoStar February 2024

# Market Conditions

## Office

### Tea, SD Estimate

Inventory: 33.7k SF

Buildings: 7

*Tea accounts for less than 0.5% of Sioux Falls metro wide office SF inventory.*

Vacancy Rate: 0%

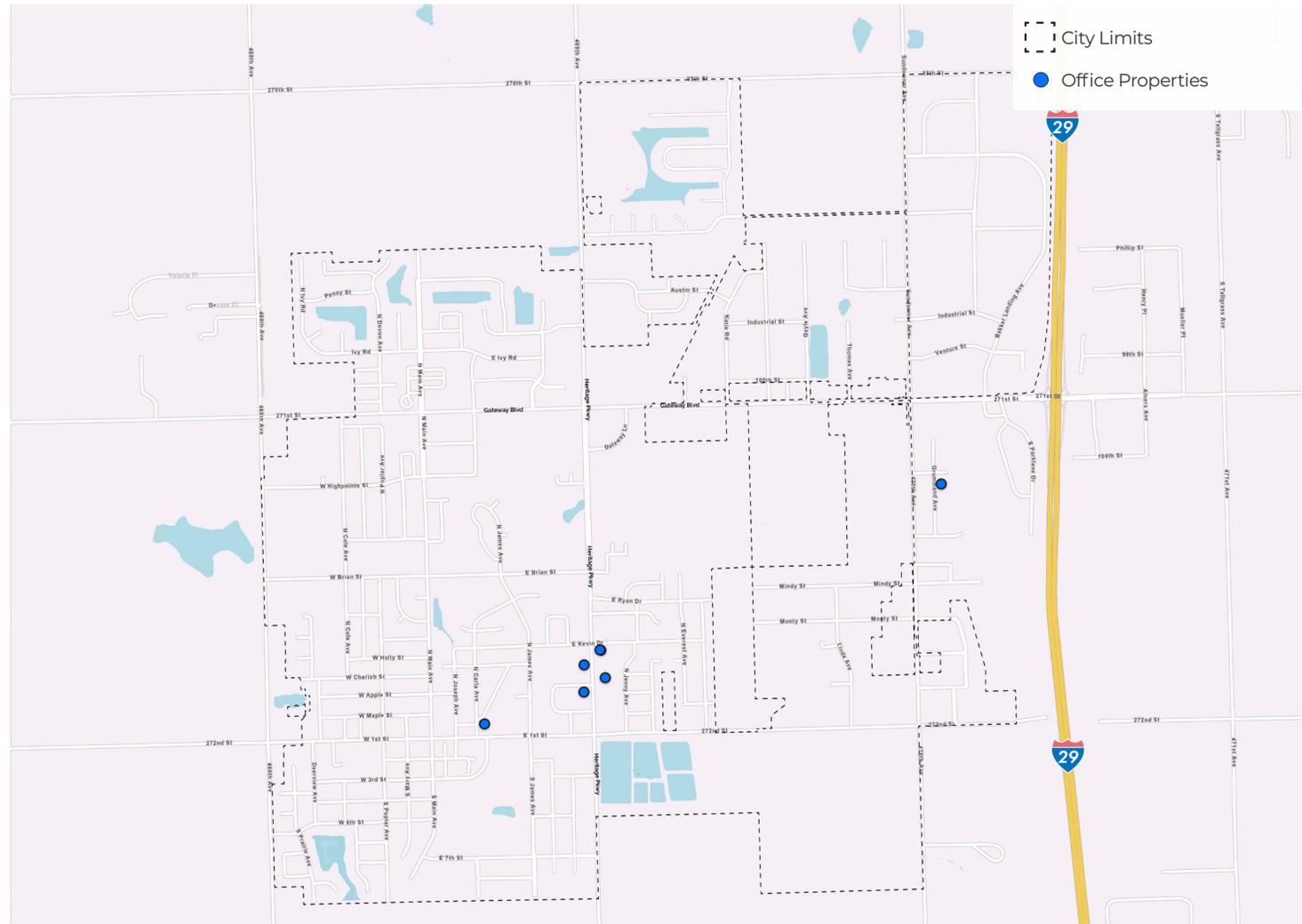
*Sioux Falls metro has higher vacancy rate at 4.9%, however, the inventory in Tea is a very small sample size.*

Market Asking Rent/SF: \$19.03

*Sioux Falls metro has a higher average asking rent/SF at \$21.40/SF.*

Market Sale Price/SF: \$108 / SF

*Sioux Falls metro has a higher average market sale price at \$125/SF.*



**Figure 10.7** Office Property Locations - Tea, SD

Source: Confluence w/ inputs from CoStar February 2024



# Market Conditions

## Industrial/Flex

### Tea, SD Estimate

Inventory: 885k SF

Buildings: 73

*Tea accounts for around 5.3% of the Sioux Falls metro industrial/flex SF inventory. At the time of this data pull, there was also 46k SF under construction in Tea.*

Vacancy Rate: 3.4%

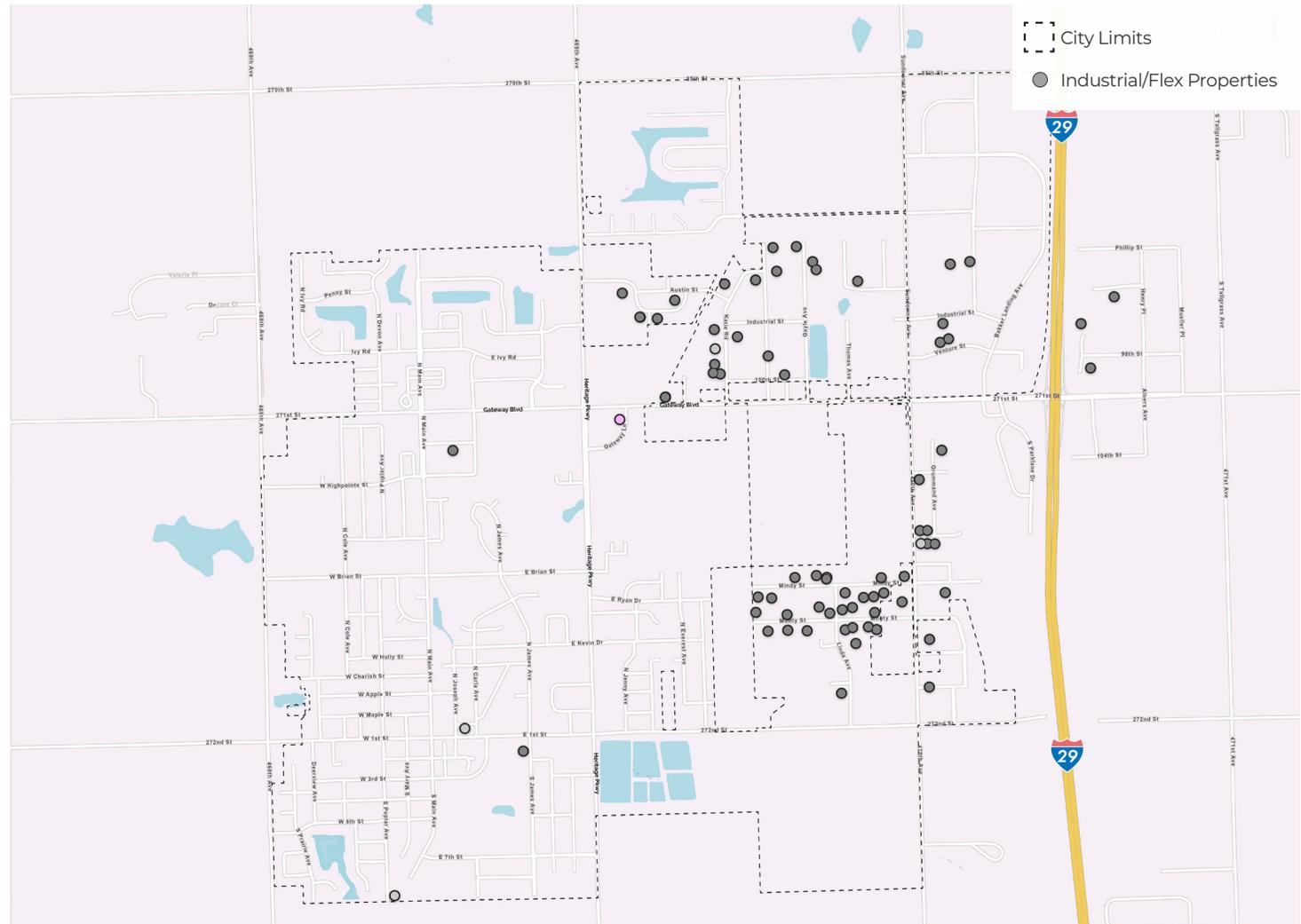
*Sioux Falls metro has lower vacancy rate at 1.9%.*

Market Asking Rent/SF: \$8.16 / SF

*Sioux Falls metro has a similar average asking rent at \$8.27/SF.*

Market Sale Price/SF: \$72 / SF

*Sioux Falls metro has a slightly lower average market sale price at \$69/SF.*



**Figure 10.9** Industrial/Flex Property Locations - Tea, SD

Source: Confluence w/ inputs from CoStar February 2024

# Market Conditions

## Multi-Family Housing

### Tea, SD Estimate

Inventory: 402 units

Buildings: 13 buildings

*Tea accounts for approximately 1.2% of metro wide units.*

Vacancy Rate: 8.0%

*Sioux Falls metro has a higher vacancy rate at 10.9%.*

Average Asking Rents:

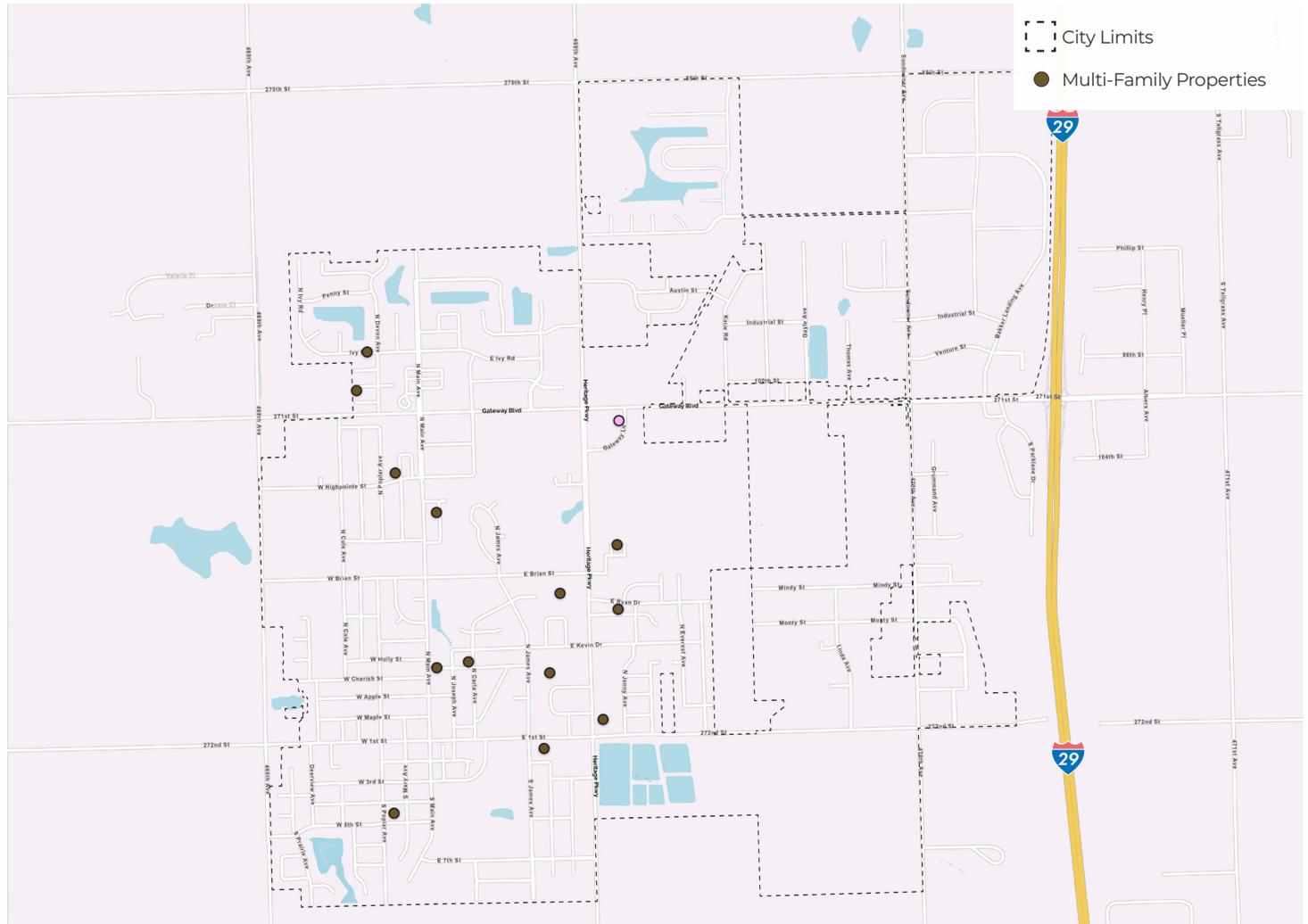
Studio: \$820

1 Bedroom: \$1,023

2 Bedroom: \$978

3 Bedroom: \$1,336

*Sioux Falls metro has a slightly lower overall rent/unit price.*



**Figure 10.10** Multi-Family Residential Property Locations - Tea, SD

Source: Confluence w/ inputs from CoStar February 2024

# Growth Factors

## Future Roadways & Improvements

There are several ongoing or planned roadway/intersection improvements occurring in the region that will benefit economic development in Tea. The City should continue to support these and other transportation endeavors.

### 1. Heritage Parkway/469th Avenue-Tea/Ellis Road Connection

There is a long term plan to enhance the connection between Heritage Parkway/469th Avenue and Tea/Ellis Road in Sioux Falls. Currently, 469th Street intersects with W 57th Street and requires a short turn to connect with Tea/Ellis Road. Once connected, this will improve the overall north-south connection for Tea.

### 2. 85th Street Interchange

The City of Sioux Falls, City of Tea, and SDDOT are working to improve the 85th Street corridor, including a new interchange. This will greatly enhance the development potential of the area.

### 3. Veterans Parkway Connection

The final southern segment of Veterans Parkway is currently in design and will connect to Gateway Blvd/I-29 in Tea. This high capacity arterial roadway will greatly support development and access in Tea.

### 4. Exit 72 Interchange Improvements

The SDDOT completed a study to identify intersection improvements to Exit 72 in Tea, which will impact long-term developability of the area.

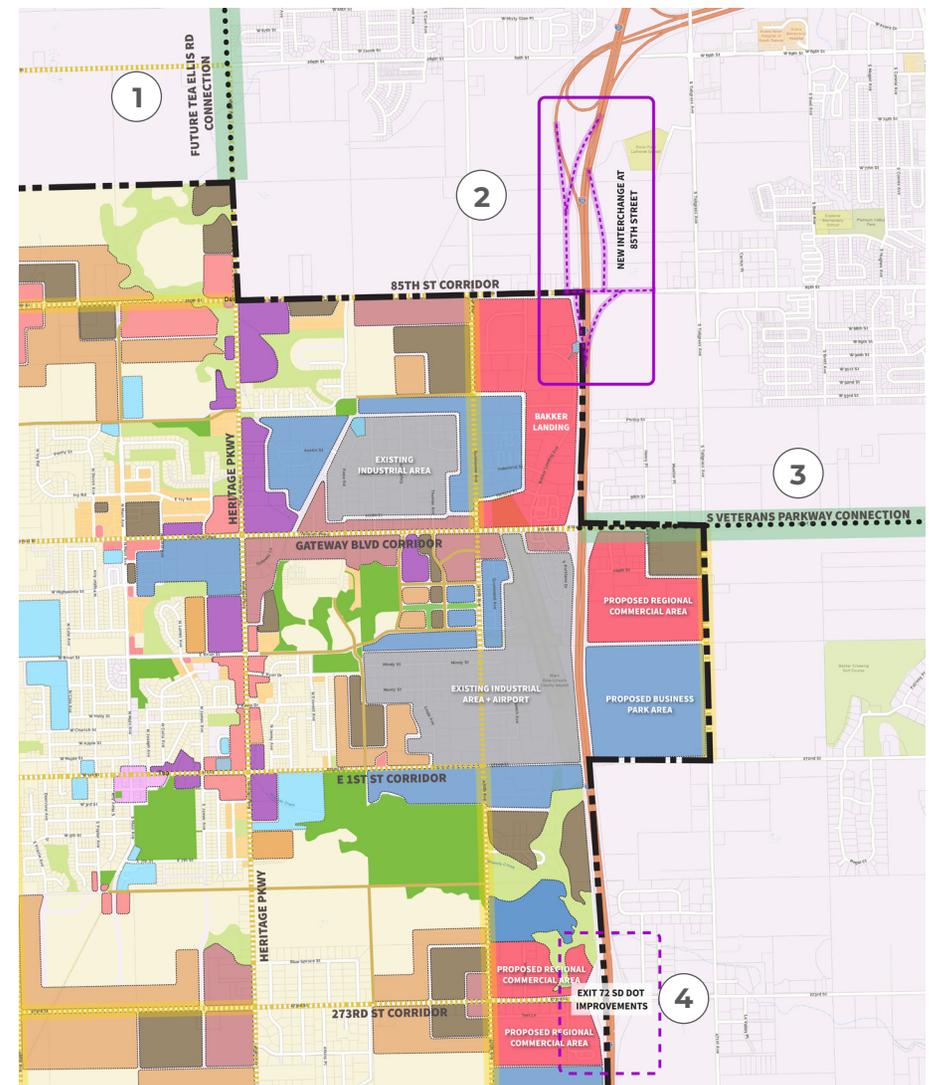


Figure 10.11 Future Roadways + Improvements

# Growth Factors

## Commercial Nodes

The Future Land Use Plan has identified several new commercial development node locations spread throughout the planning boundary growth area. These nodes are at the intersection of major existing and future arterial roadways. These corner locations should be preserved and protected from incompatible development types that may hinder the ability to develop the commercial areas.

Most of these commercial nodes are surrounded by medium or higher-density residential development to serve as a buffer between less intense uses such as low-density residential. These commercial nodes will help provide neighborhood-scale services to these new residential areas. By providing these growth nodes

Figure 10.12 shows the location of these proposed new commercial nodes.

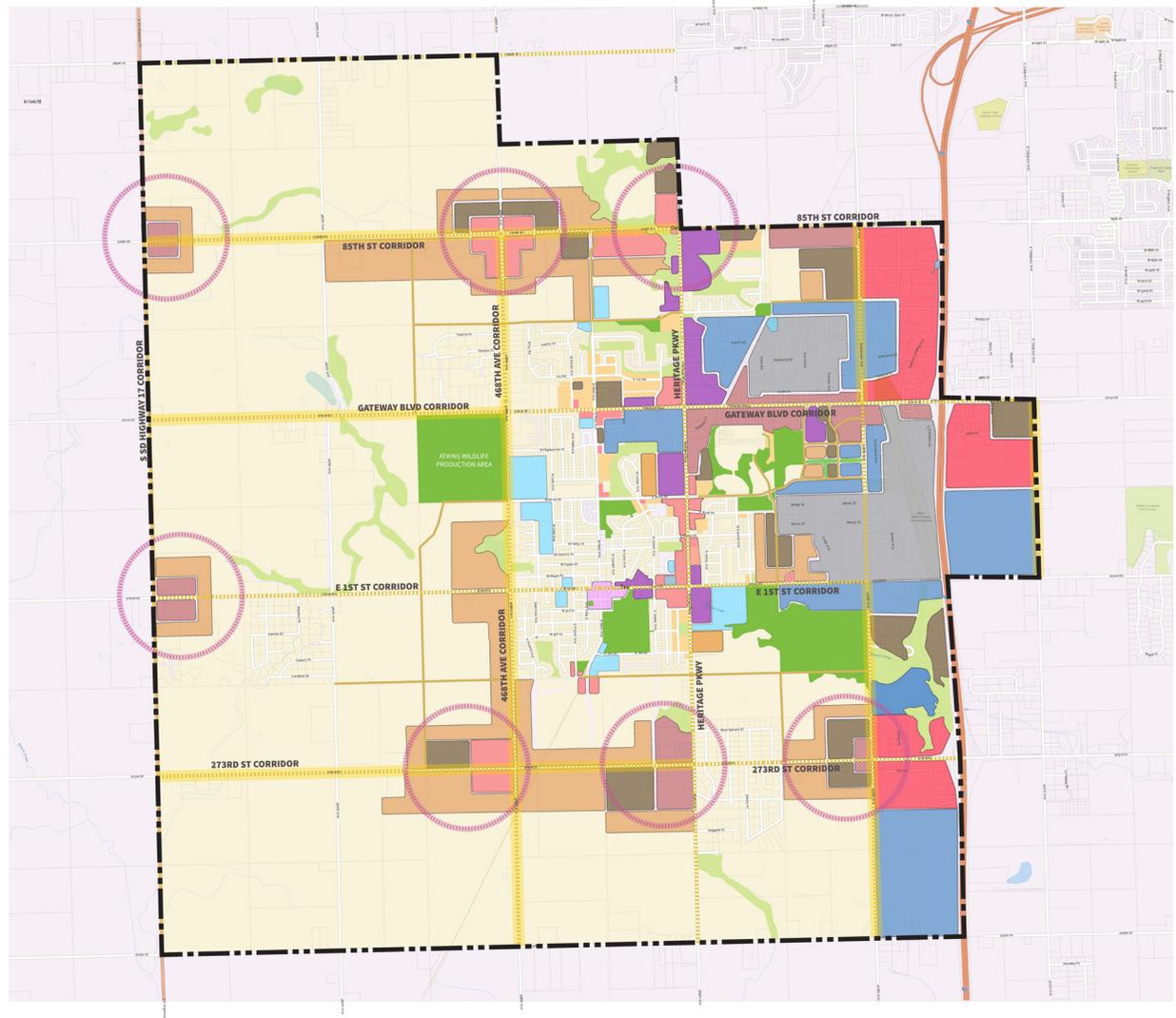


Figure 10.12 Commercial Nodes

# Growth Factors

## Mixed-Use Development

Mixed-use developments include a range of uses, typically retail or commercial on the first floor with upper story retail. There are a few mixed use areas identified on the Future Land Use Plan, mainly occurring along the Heritage Parkway corridor and E 1st Street near Downtown Tea.

- Adopt a by-right mixed use zoning district to be used in special areas of the community as identified on the Future Land Use Plan.
- Encourage creativity by landowners and developers in these areas to provide a thoughtful mix of uses to enhance community character and offerings.
- Promote single-use commercial or residential uses in other areas as identified on the Future Land Use Plan by not rezoning incompatible to the Future Land Use Plan.

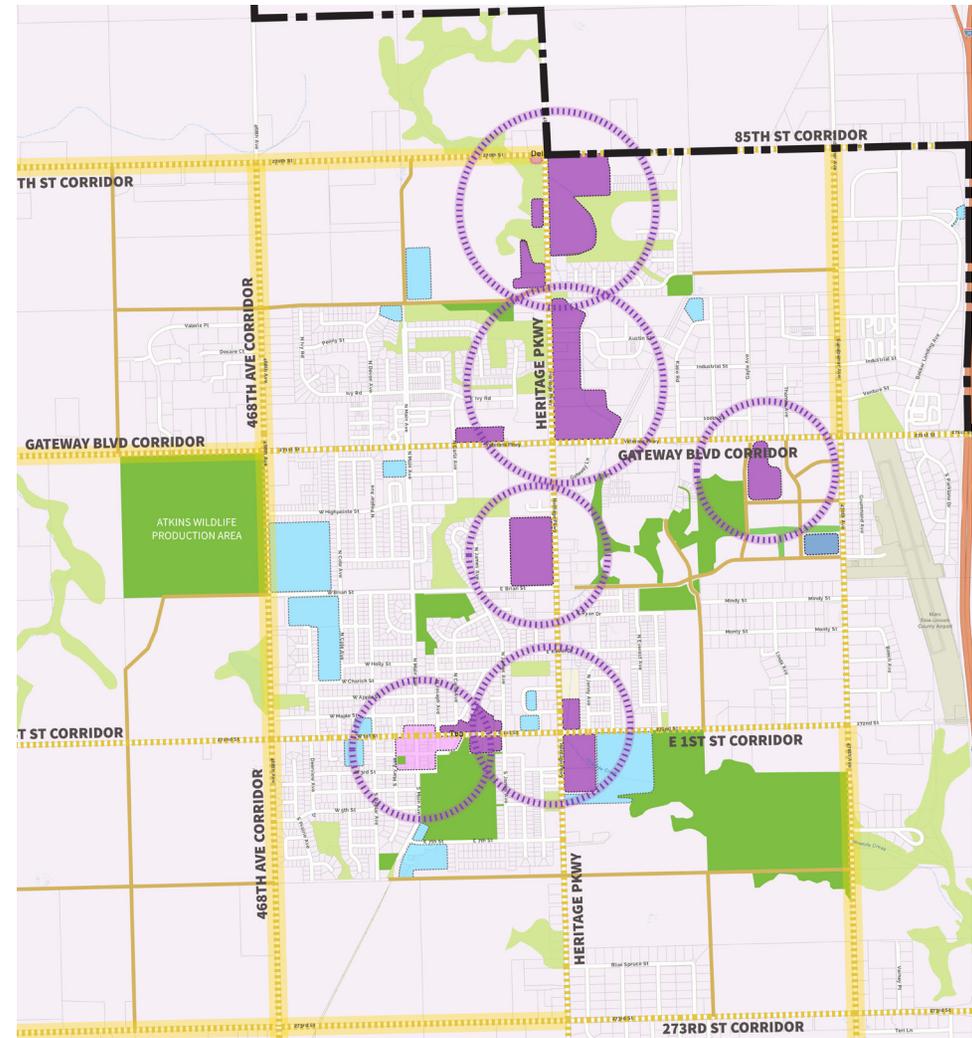


Figure 10.13 Mixed-Use Nodes

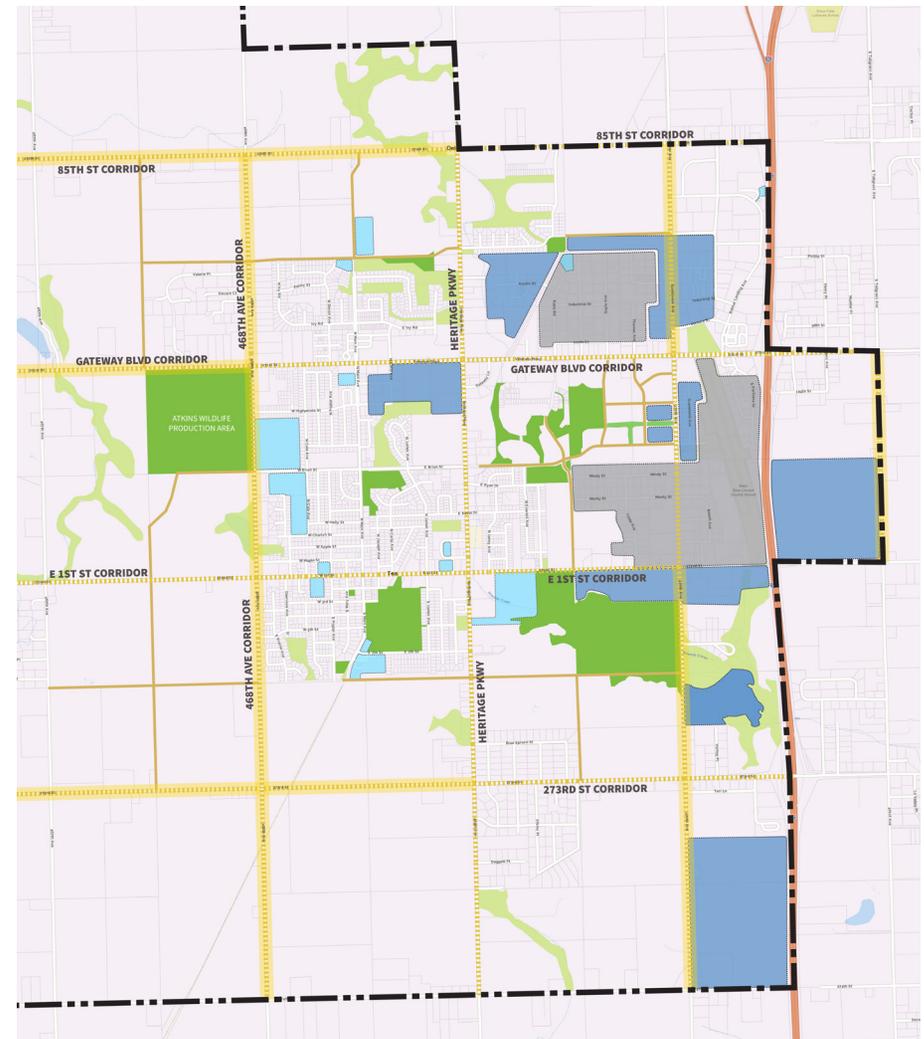
# Growth Factors

## Industrial / Business Park Development

Tea is greatly benefited by its access to the Interstate 29 corridor. This access has fueled not only its residential growth, but also its industrial and business park development as well. The Future Land Use Plan preserves the existing industrial areas of Tea and its planning boundary, as well as identifying several expansion areas.

The interstate frontage of Tea has a distinct industrial character due to the historic land uses found there in Lincoln County. Residential land has not typically be found near I-29 in the Tea area, which has been useful to supporting the health of the industrial uses in the area as these uses are not typically viewed as compatible.

This allows the industrial/business park development to steer clear of the bulk of residential areas. Tea should protect the areas identified on the Future Land Use Plan for industrial/business park. This includes not allowing for low-density residential to be built in any new land identified as light industrial or industrial. On boundaries of the industrial area where non-industrial neighbors may or do exist, the City should require significant buffering to protect both land uses. This could include distance, fences, landscaping, or berms.



**Figure 10.14** Industrial/Business Park Areas

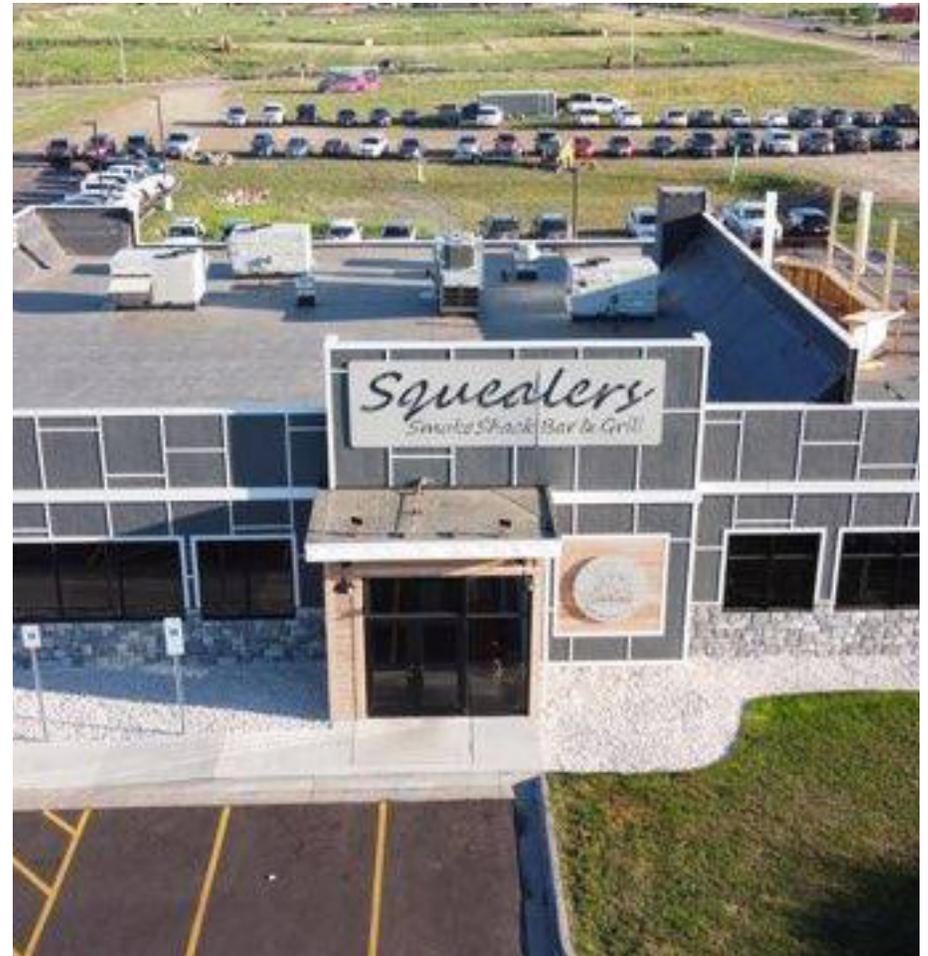
# Supporting Growth

## Small-Business Growth & Development

Many in the public input mentioned how happy they were with recent small business growth in Tea, particularly as it relates to restaurants and other retail establishments that were more home grown or ma and pop shops. Tea should continue to promote and attract this type of user to Tea through its continued support of the Tea Chamber for Development and ensuring its development review process for small businesses is efficient and not overly burdensome.

## Promoting Community Events

Another outcome from the public input process was that many residents want to see more community events. While events like Tea Pot Days may be more community led, another option is to support events held by local businesses. Not only do these events make life in Tea more exciting and vibrant, but they also provide valuable tax dollars from in and outside the community. Tea should explore the creation of a small, limited community event fund or rebate program for small businesses that host events that bring in certain amounts of economic activity, etc.



## Supporting Growth

### Continuing to Evaluate Demand for Hospitality

As Tea continues to grow in population and employment, the City will need to continue to evaluate demand for additional hospitality in the community especially as it relates to the area near Interstate 29. The 85th Street interchange as well as Veterans Parkway enhancement/connections may activate additional demand that the City should be prepared to accommodate.

### Housing as Economic Development

Business owners in Tea, several times, cited the need for additional housing in Tea that met the price point and needs of the local workforce. The price of housing and homes in Tea pushed many local workers to look elsewhere. The OnTheMap data discussed in this chapter supports this conclusion. A likely candidate for workforce ready housing is smaller lot or attached single-family housing such as townhomes or rowhouses. This topic is discussed in greater detail in the Housing chapter, but it is important to note that housing can also be an economic development topic as well.



# Economic Development

## Goals, Policies, and Action Items

To help support the continued economic development and growth of jobs and tax base in Tea, a goal and series of policies and action items have been created.

### Economic Development Goal

**Promote economic development in Tea that provides good jobs, enhances amenities, and contributes to the tax base.**

**Table 10.1** Economic Development Goal

### Policies

10.1	Support future regional roadways and improvements that will help support business growth in Tea.
10.2	Preserve the land around Tea's I-29 interchanges for the highest and best uses, including a mix of business park, industrial, and regional commercial.
10.3	Promote neighborhood commercial nodes at key intersections in the growth area.
10.4	Buffer commercial and industrial uses from low-density residential with medium and higher-density residential.
10.5	Encourage creativity by landowners and developers in mixed-use areas to provide a thoughtful mix of uses to enhance community character and offerings.
10.6	Protect industrial and business park land through the use of buffers, adequate right-of-way, and the needed infrastructure requirements.
10.7	Maintain a strong relationship with the Tea Chamber for Development.

**Table 10.2** Economic Development Policies

## Policies (Continued)

10.8	Promote development of housing at a wide range of income levels to help attract and support the workforce for Tea's business sector.
10.9	Support local small business growth by assisting potential businesses in the development review process.

## Action Items

10.1	Adopt a by-right mixed-use zoning district to be used in special areas as identified on the Future Land Use Plan.
10.2	Complete a master plan for improvements to Downtown Tea.
10.3	Continue to evaluate demand for more hospitality businesses in Tea, especially near the I-29 corridor.
10.4	Consider creating a community event fund that financially incentivizes local business events such as concerts, festivals, or competitions.
10.5	Consider adopting a business incentives policy/program to provide small forgivable loans or grants to new businesses and existing business expansions.

**Table 10.3** Economic Development Action Items

# Community Facilities

## Community Facilities

### Chapter Overview

The Community Facilities Chapter provides an overview of the public input received on the community facilities in Tea today as well as overall of the system. This includes a reviewing of current staffing levels and demand estimates for the future based on projected growth. A brief discussion of planned school facility growth as well as future considerations for facility growth in Tea is also provided. The chapter ends with a goal, policies, and action items to promote community facility enhancement in Tea.



# Public Input on Community Facilities

## Key Themes and Takeaways

There were several common themes heard in the public input related to community facilities. One of these was the desire for a standalone public library separate from the school district. Another was the need for more community events, which would likely require additional staffing and programming at the city level. The final amenity-based feedback was the desire for an accessible (in terms of location) community center space with indoor recreation and the ability to rent or reserve meeting space.

Staffing for police and fire came up during more one-on-one conversations. Many feel very safe in Tea, but want to make sure that high level of service is preserved as the community grows. There was some concern with how to plan for fire safety in a growing community as it relates to volunteer versus full-time firefighters.

## STAFFING RELATED CONCERNS

ACCORDING TO STAKEHOLDER INTERVIEWS:

- 1
- 2
- 3

As Tea grows, the demand this places on public safety such as police and fire has and will continue to grow. People feel very safe, and Tea and stakeholders reiterated how important proper staffing and funding for services was for the future.

## BIGGEST OPPORTUNITIES IN TEA

ACCORDING TO THE PUBLIC WORKSHOP:

- More indoor recreation
- More recreation options for adults.
- More indoor activities.

## HOW TO IMPROVE QUALITY OF LIFE

ACCORDING TO THE ONLINE SURVEY:



## VIEWS ON COMMUNITY PRIDE

ACCORDING TO THE PUBLIC WORKSHOP:

Most attendees indicated they were proud of their city on the preference scales board. This is consistent with the high quality of life ratings Tea received at every step of engagement.



# Tea City Government

## Organization

The City of Tea has an elected mayor and six city council members that represent three wards, with each ward getting two representatives.

Not counting police, there are 10 city staff, which includes the following roles:

- City Administrator
- Finance Officer
- Community Development Director
- Assistant Planner
- Parks & Recreation Director
- Administrative Assistant
- Maintenance Superintendent
- Maintenance Department (3 staff)

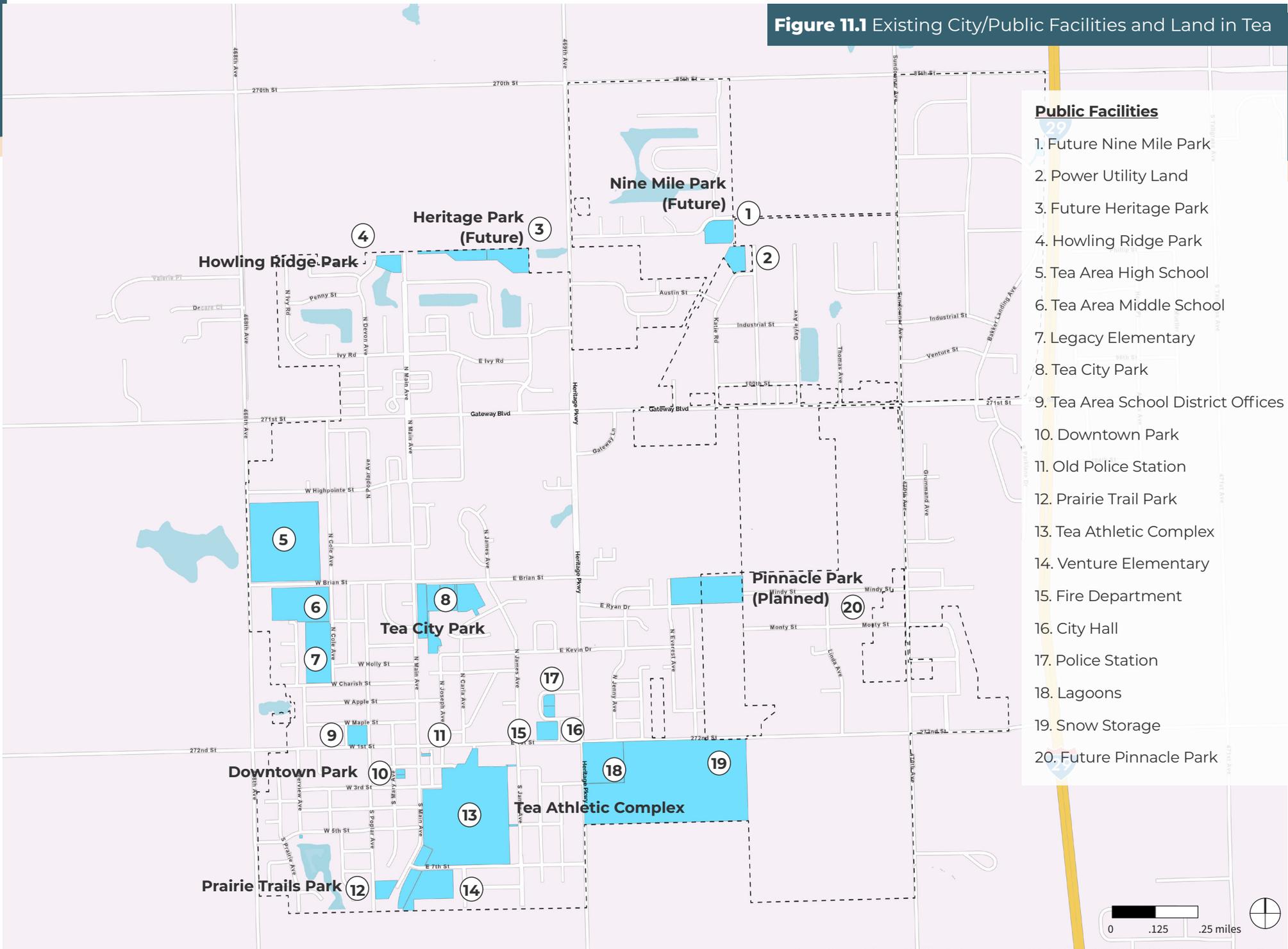
Police staffing is discussed separately later in this chapter.

The location of city and other public facilities is shown on the next page in Figure 11.1.

Tea will need to continue to evaluate staffing needs based on population and services offered growth.



**Figure 11.1** Existing City/Public Facilities and Land in Tea



Source: Confluence with inputs from City of Tea, Lincoln County, SD

# Staffing Demand Estimates

The overall staffing demand need for Tea will need to be evaluated based on population growth and the impact this has on services required and/or expected of Tea city government. Due to this variability, overall staffing demand estimates have not been identified, however, some specific departments have national standards that are referenced over the following pages.

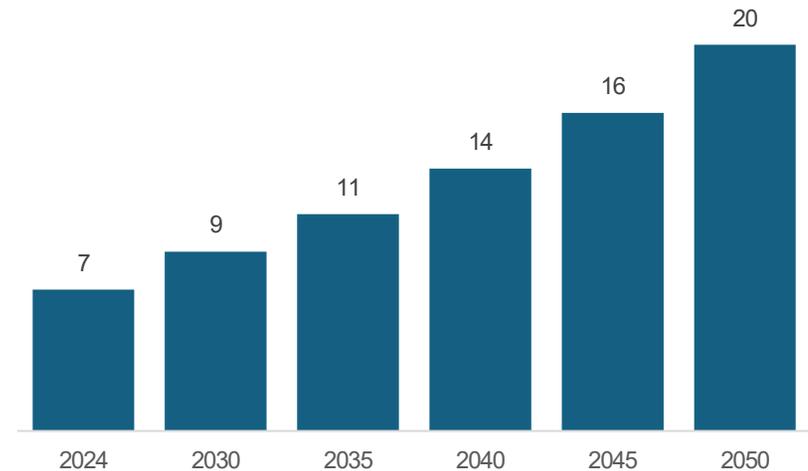
## Parks and Recreation

The National Recreation and Park Administration (NRPA) provides data on the number of park employees typically found in a parks and recreation department based on the overall size of a community. By 2050, if Tea reaches its population projection average of just over 20,000 residents, there will be generated demand for approximately 20 full-time equivalent staff. Figure 11.2 shows how staff demand will grow over time based on population change.

The NRPA offers further details on how this staff is typically divided between different roles or divisions. Based on its projected size by 2050, approximately 10 of the 20 staff will be for operations/maintenance, 6 staff for programming, 3 administration positions, and 1 other position. Figure 11.2 summarizes the results.

By 2050, of the 20 employees, here is how they are typically broken down by role/purpose according to further NRPA employment data estimates:

- Operations/Maintenance: 10 employees
- Programs: 6 employees
- Administration: 3 employees
- Other: 1 employee



**Figure 11.2** Parks and Recreation Overall Staffing Demand Estimates 2030-2050

# Staffing Demand Estimates

## Police Staffing

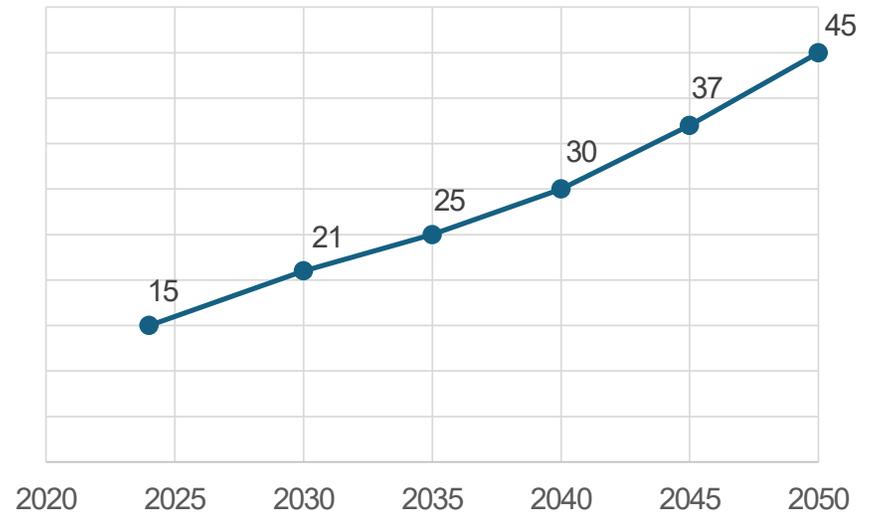
The Tea Police Department operates 24 hours per day and handles over 5,000 calls per year. There are 12 sworn full-time officers, 6 sworn part-time officers, and one non-sworn personnel. There are two divisions: patrol and criminal investigations. The department is composed of one police chief, one sergeant, one detective, nine officers, and one support staff.

Based on the current population estimate of around 7,000 residents, the overall number of police staff members per 1,000 residents is 1.71.

According to the Federal Bureau of Investigations, communities in the west north central United States, such as South Dakota, have an overall average number of 2.0 officers per 1,000 residents. Currently, Tea has 15 full-time equivalent (12 full-time, 6 part-time) officers. This places the current level of service at 2.14 officers per 1,000 residents, which is within the average for the region.

As the population grows, so too will the number of police officers.

The 2050 average population projection is 20,838. If these estimates come true, Tea will likely need a minimum of 42 full-time equivalent officers to provide a similar level of service per 1,000 residents in Tea.



**Figure 11.3** Police Overall Staffing Demand Estimates 2030-2050

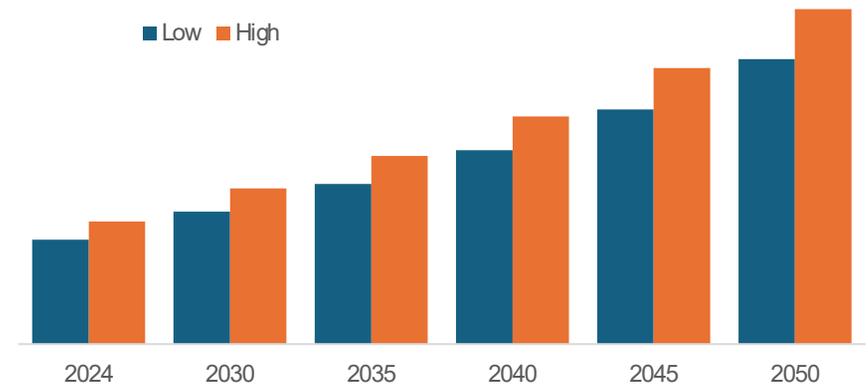
# Fire Staffing

## Volunteer Versus Career Firefighters

It is common for smaller communities (population 10,000 or smaller) to be served by a volunteer fire department, like Tea is currently, with one or two paid full-time staff to assist. Mid-sized communities, such as those with between 10,000 and 100,000, typically have a mix of volunteer and career firefighters. After 100,000, communities typically have primarily career firefighters.

Given Tea's 2023 population estimate, having a volunteer fire department is standard. As Tea grows, the City will want to continue to evaluate their long-term needs for career staff. Population projections completed for this planning effort, show an average estimated 2050 population of roughly 20,838, which brings Tea closer to the roughly 25,000 threshold for switching to a mix of volunteer and career firefighters on staff. This switch would represent a likely significant increase for overall costs for fire services in the community. However, even maintaining a growing volunteer program has potential rising costs.

According to the National Volunteer Fire Council (NVFC), the cost to equip and train even a volunteer fire fighter can be more than \$20,000, though this varies considerably by location. There is no set standard for how many volunteers are needed to serve a community, but a large pool of volunteers is needed to support a growing community to account for varied availability. As Tea grows, the number of volunteers needed to safely run the volunteer service may become difficult to maintain.



**Figure 11.4** Fire Overall Staffing Demand Estimates 2030-2050

There are many possible routes for the City to take in the future including maintaining a volunteer force, creating a hybrid volunteer and career force, full-time career force, or merging services with another jurisdiction such as the City of Sioux Falls. All of these factors and more should be considered during a formal audit and master plan for the future of fire safety in Tea.

There are many low and high level of service recommendations for fire department staffing. Figure 11.4 shows potential staff demand estimates for Tea between 2030-2050 based on standards from *The Planner's Estimating Guide: Projecting Land Use and Facility Needs*.

# Schools

Just like Tea itself, the Tea Area School District has also experienced tremendous growth in the past few decades. The Tea Area School District enrollment has an average growth rate of 5%. Approximately 53% of this growth is due to incoming kindergarten class. There is a projected growth of between 420 and 750 students in the next five years.

The school district has extensive facility planning underway to accommodate for student population growth at different grade levels. According to a January 2024 Tea Area Growth & Development Strategic Plan, the high school has a 20 year capacity of approximately 1,200 to 1,400 students. The current high school building is under construction for an expansion that can accommodate this growth. In the future, the current middle school will host grades 7-8 starting in Fall 2028 and a new intermediate school will host grades 5-6 in the current Legacy Elementary School building. Elementary grades will have three (3) schools including the current Frontier and Venture buildings as well as a new elementary school planned for 2028 just north of Tea city limits today.



## Future Facility Considerations

As Tea grows, expectations for community facilities will also grow. Many of these decisions will require an overall or series of facility master plans. However, there are some future facility considerations the City should keep in mind as part of the comprehensive planning process.

### Standalone Library

While the library attached to the school has worked relatively well for residents, there were calls in the public input to create a separate standalone library facility in Tea. A standalone facility would make accessibility for one-off visits easier without the need to call ahead. This could in turn enhance the programming capabilities of the library system also.

### Parks and Recreation / Maintenance Facility

As the community grows the parks system will also grow in size and complexity of maintenance. This may require additional facility space as well as potential restructuring of roles within the parks and recreation department. Maintenance of parks may want to be moved under the parks and recreation department to help adequately maintain a growing park system.

### Staff, Space, and Department Restructuring

As the number of city staff increases and the services provided by the City of Tea grows, the City will need to continue to evaluate the structure of departments within the City. Efforts for this are currently underway. Space needs at City Hall may also need to be reevaluated as the number of employees increases.

Alongside department restructuring, there are several additional staffing positions the city will need to consider. This specifically includes a new Marketing/Communication staff position to help with external communications and events management.

### Community Center/Indoor Recreation

Throughout the engagement process for this plan, the need for a larger community center space with a potential indoor recreation component was brought up repeatedly. There have been ongoing discussions over this need at the City in recent years as well. Efforts to create a community center with indoor recreation and rentable meeting space should be a continued priority for the City of Tea. The right-sizing of this facility will be important, especially as a growing community like Tea, which runs the risk of high growth rates leading to the community outgrowing the new facility too quickly.

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# Community Facilities

## Goals, Policies, and Action Items

To help support development of a high quality community facilities in Tea as it grows, a goal and series of policies and action items have been created.

### Community Facilities Goal

**Provide high quality community services to the residents and businesses of Tea by completing long-term service and facility needs for the city.**

**Table 11.1** Community Facilities Goal

### Policies

11.1	Adequately staff and fund public safety services in Tea.
11.2	Continue to work cooperatively with the Tea Area School District to accommodate their growth plans.

**Table 11.2** Community Facilities Policies

Action Items	
11.1	Explore the creation of a marketing/communication staff person to help promote Tea’s growth, market events and engagement opportunities, coordinate City communications to the public, and help to organize more community events and programming.
11.2	Evaluate a plan to add special operations/maintenance positions in the Parks and Recreation Department as the city grows.
11.3	Complete a fire department plan to identify the preferred long-term strategy for the future of the Tea fire department.
11.4	Identify a plan for the future of the former Tea police department building Downtown as part of a Downtown Tea master plan.
11.5	Continue to work towards creating a community center and/or indoor recreation space for residents of Tea.
11.6	Evaluate the needs and feasibility of creating a standalone library in Tea.

**Table 11.3** Community Facilities Action Items

Action Items (Continued)	
11.7	Continue to evaluate the structure and organization of City departments in Tea to match the service demands of a larger community.
11.8	Regularly evaluate staffing and facility needs for all departments as the City grows.

# Implementation

## Implementation

### Chapter Overview

The Implementation Chapter highlights each of the core chapter's implementation goals, policies, and action items tables to provide a central reference chapter to track progress as items are implemented.

**Goals** are objectives or aims, which may be broad or specific.

**Policies** represent on-going principles by which the City should adhere when approving new development or planning future investments.

**Action items** are specific steps and activities the City should take.



# Land Use

## Goals, Policies, and Action Items

To help support development of the Future Land Use Plan, a series of goals, policies, and action items have been identified.

### Land Use Goal

**Promote a mix of land uses that enhances quality of life and promotes economic development in Tea.**

### Policies

4.1	Encourage development that promotes economic development in Tea such as commercial, business park/light industrial, and industrial land uses.
4.2	Promote high quality housing and neighborhood development in Tea to support growth and quality of life.
4.3	Preserve certain important ecological natural resource areas for open space, detention, and recreation.
4.4	Continue to support commercial and industrial development in strategic locations near Interstate 29 and along existing and upcoming corridors.
4.5	Support reinvestment in Downtown Tea that promotes a walkable mixed-use environment.
4.6	Use medium and high-density residential as transitional and buffer land uses between more intense commercial or industrial uses and low-density residential.
4.7	Preserve key intersections and frontage along existing and future arterial roadways for commercial, mixed-use, or industrial development.
4.8	Discourage rural residential land uses that are incompatible with the Future Land Use Plan.

**Table 4.5** Land Use Policies

## Policies (Continued)

4.9	Require any proposed development that cannot immediately connect with sewer and/or water to provide dry sewer mains, easement plans, and agreements to connect in the future when service is available.
4.10	Discourage low-density residential near Interstate 29 and facing arterial roadways.
4.11	Limit development along gravel roads and require new rural development have at least one paved street.
4.12	Use transitional land uses and buffering between incompatible uses such as low-density residential and commercial or industrial development.
4.13	Review new development, including within the extraterritorial review area, to fully be served by adequate infrastructure including paved streets, sidewalks, trails, and municipal water and sewer service.
4.14	Discourage rural subdivisions and leapfrog development whenever possible to keep growth connected by requiring new development to be responsible for the costs of constructing street and utility extensions necessary to serve the development.

## Action Items

4.1	Update the zoning and subdivision code to support development of the Future Land Use Plan.
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# Housing

## Goals, Policies, and Action Items

To help support development quality housing and neighborhood development in Tea, a series of goals, policies, and action items have been identified.

### Housing Goal

**Create and maintain healthy residential neighborhoods that provide a high quality of life for residents of all ages and backgrounds.**

### Policies

5.1	Work with the development community to attract a wide range of high quality housing types, prices, and densities, including workforce and higher-end housing.
5.2	Avoid leapfrog housing development that feels disconnected to Tea by promoting efficient development adjacent to existing city limits or developed areas.
5.3	Discourage new low-density residential developments along the frontage of arterial roadways.
5.4	Work to attract workforce housing to support local businesses.
5.5	Maintain high design standards for medium and multi-family residential.
5.6	Connect new multi-family residential developments with trails and require multi-family developments to provide usable open space for residents.
5.7	Create a connected network of streets, trails, and sidewalks to promote walkability and connections between new and established neighborhoods.

## Policies

5.8	Promote expansion of the urban forest in Tea, especially in residential areas.
5.9	Discourage cul-de-sacs to promote connectivity in neighborhoods and prevent overly burdening roadways.
5.10	Allow for strategically placed high-density residential housing developments as identified on the Future Land Use Plan.
5.11	Explore additional mixed-use residential developments along key corridors or as part of any Downtown redevelopment project.

## Action Items

5.1	Work to attract senior housing options for Tea residents.
5.2	Adopt a set of residential design standards for multi-family residential that addresses setbacks, scale, pedestrian features, parking, internal street design, and aesthetic value.
5.3	Plan to create a rental inspection program when Tea's population gets closer to 15,000 residents.
5.4	Update landscaping standards for required residential streets.

# Parks + Recreation

## Goals, Policies, and Action Items

To help support development of a high quality parks and recreation system, a goal and series of policies and action items have been created.

### Parks + Recreation Goal

**Provide a high quality parks and trails system for Tea residents that is responsive to the public and changing trends for residents of today and the future.**

### Policies

6.1	Work with partners to establish regional trail connections to Sioux Falls and Harrisburg.
6.2	Develop and program currently under or unprogrammed parks in Tea.
6.3	Routinely upgrade and perform maintenance of playgrounds, fields, courts, and other park facilities on a rotating schedule to be efficient with limited funding.
6.4	Expand neighborhood parks and new residential areas develop according to the Future Park Node map.
6.5	Continue to partner with the Tea Area School District on shared park facilities.
6.6	Continue to evaluate indoor recreation needs in Tea, including the findings of the indoor recreation facility feasibility study.
6.7	Ensure parks and recreation facilities are served by pedestrian and bicycle facilities to and inside of the facility.
6.8	Integrate low-maintenance landscapes such as native prairie land to add variety to the user experience and reduce mowing and other maintenance.

## Policies (Continued)

6.9	Explore creating a new park in the current lagoon area as well as in the floodplain south of E 1st Street/272nd Street.
6.10	Incorporate green infrastructure into community parks and recreation facilities to provide on-site stormwater management, reduce irrigation, and for use as an educational tool for residents of Tea.
6.11	Connect all parks and community facilities with adequate trail connections.
6.12	Encourage the use of wayfinding signage along the Tea trail system.
6.13	Expand trails in Tea in accordance with the Future Trails Plan.
6.14	Encourage public art and other placemaking efforts along trails and within parks in Tea.

## Action Items

6.1	Perform a feasibility study for pool renovations or expansion.
6.2	Create a model park planning process or policy for all future park planning that emphasizes neighborhood input.
6.3	Identify a timeline for long-term park and recreation staffing increases.
6.4	Identify and create a master plan for a large community park in Tea to serve existing and future residents.
6.5	Re-enter conversations with U.S. Fish and Wildlife about Tea and the future of the Atkins Waterfowl Production Area as a community park with significant natural areas.
6.6	Set an annual budget for tree planting and maintenance in Tea parks.
6.7	Explore options for a usable public access water body retention pond in Tea.
6.8	Design a new parks and wayfinding signage package to improve wayfinding, aesthetics, and placemaking in parks.

# Downtown + Community Character

## Goals, Policies, and Action Items

To help support the enhancement of the community character in Tea through strategic quality of life improvements and a new vision for Downtown Tea.

### Downtown + Community Character Goal

**Enhance the community character of Tea through strategic quality of life investments, including a renewed interest in Downtown Tea as an important community asset.**

### Policies

7.1	Continue to foster a family-friendly community that values safety, schools, gathering spaces, and parks and recreation through active support and direct investments.
7.2	Work to preserve Tea's small-town feel as it grows by promoting a sense of place and belonging through community gathering spaces, community events, and placemaking efforts.
7.3	Continue to prioritize property upkeep and maintenance of public and privately owned land in Tea.
7.4	Support public safety efforts by continued investment in equipment, personnel, and training.
7.5	Maintain high design standards of housing in Tea for both single and multi-family residential developments.
7.6	Preserve the strong partnership between the City of Tea and the Tea Area School District to provide a high quality school district that serves the families of Tea.
7.7	Continue to provide a high quality recreation program for youth and adults in Tea that promotes health, wellness, and positive relationships between neighbors.

## Policies (Continued)

7.8	Support local business development, especially retail and restaurants, in Tea by exploring ways to fast track, incentivize, or overall make the process easier.
7.9	Encourage new development and redevelopment of under-utilized properties and/or blocks in and around Downtown Tea.

## Action Items

7.1	Consider hiring a marketing/communications person to help organize and generate activity for new community events and programming.
7.2	Enhance existing city parks by completing small subarea plans for each park to evaluate the amenities, functionality, and programming of the park.
7.3	Develop a Tea branded gateway signage package for key entrances into the community and Downtown Tea to welcome visitors and residents.

## Action Items (Continued)

7.4	Explore intersection enhancements along Downtown Tea's main intersections that improves safety, adds aesthetic value, and better symbolizes the gateway into Downtown Tea.
7.5	Enhance walkability in Tea through sidewalk improvement/expansion and intersection safety improvements.
7.6	Continue to evaluate options for a community center and/or indoor recreation facility to serve the residents of Tea with a new opportunity for community gathering, events, and recreation.
7.7	Complete a detailed master plan for Downtown Tea that explores a new street cross section that better utilizes the right-of-way to help spur additional private investments and redevelopment in the district.
7.8	Complete streetscape improvements along key corridors of Tea to enhance the aesthetics of the community, especially at its main gateways of Heritage Parkway, 1st Street, and Gateway Blvd.

# Transportation + Infrastructure

## Goals, Policies, and Action Items

To help support development of a multi-modal transportation and infrastructure system that can accommodate growth in Tea and improve the overall level of service it provides.

### Transportation + Infrastructure Goal

**Maintain a multi-modal transportation and infrastructure system that is safe, efficient, and effective in supporting growth and development in Tea.**

### Policies

8.1	Require the development community to dedicate right-of-way needed for arterial and collector streets identified on the Future Streets Plan.
8.2	Require new development to construct all streets necessary to serve the development in accordance with the Future Streets Plan.
8.3	Restrict unnecessary driveway connections directly onto arterial and collector roadways.
8.4	Discourage the use of cul-de-sacs in subdivision development because of the negative impact the street type has on neighborhood connectivity and flow.
8.5	Work with the Department of Transportation on planned intersection improvements along Interstate 29 and advocate for adequate pedestrian crossings, where appropriate.
8.6	Support smooth corridor borders and transitions by continuing to match street right-of-way cross sections with the City of Sioux Falls, especially on the north side of town where the two jurisdictions meet.
8.7	Continue to engage in regional cooperation for infrastructure planning.

## Policies (Continued)

8.8	Work with regional municipal partners to support regional transportation improvements, including a north-south high-speed arterial roadway on the west side of the metropolitan area.
8.9	Continue to improve intersection crossings along arterial and collector roadways.
8.10	Work with regional partners to ensure water infrastructure expansion is adequately serving the demands of urbanized development in Tea's growth area

## Action Items

8.1	Identify high priority sidewalk gaps and sidewalk segments needing strategic widenings to match the shared-use path network identified on the Future Trails Map.
8.2	Work with property owners and developers to promote off-street trails in neighborhood design as identified on the Future Trails Plan as well as other non-specified connections based on the project.
8.3	Identify a regional trail connection between the City of Sioux Falls and/or the City of Harrisburg.
8.4	Prepare to become a Small MS4 community and develop a stormwater management program for the required MS4 permit.
8.5	Evaluate the transit needs of Tea residents, including an evaluation of the potential to partner with Sioux Area Metro Transit.

# Natural Resources

## Goals, Policies, and Action Items

To help support development of a high quality parks and recreation system, a goal and series of policies and action items have been created.

### Natural Resources Goal

**Identify and protect natural resources in Tea as the community develops.**

### Policies

9.1	Discourage development of impermeable surfaces within the 100-year floodplain, floodway, or designated stream buffer areas.
9.2	Continue to expand tree cover in Tea and promote conservation of anything existing tree cover as land develops as is possible.
9.3	Continue to utilize retention/detention ponds as a means of stormwater management and explore regional stormwater management possibilities.
9.4	Encourage the use of green infrastructure on public and private properties in Tea.

## Action Items

9.1	Consider adopting a stream buffer ordinance to acquire the sensitive environmental areas around perennial streams, which may be used for trails, open space, or recreation purposes.
9.2	Preserve and incorporate high-quality wetlands as a site amenity in new development, where appropriate.
9.3	Participate in any regional watershed management planning efforts that may occur within the planning horizon year.
9.4	Consider creating a green infrastructure incentive program that provides financial assistance in installing green infrastructure.
9.5	Create a master plan for converting the lagoon site into a community park with detention possibilities.

# Economic Development

## Goals, Policies, and Action Items

To help support the continued economic development and growth of jobs and tax base in Tea, a goal and series of policies and action items have been created.

### Economic Development Goal

**Promote economic development in Tea that provides good jobs, enhances amenities, and contributes to the tax base.**

### Policies

10.1	Support future regional roadways and improvements that will help support business growth in Tea.
10.2	Preserve the land around Tea's I-29 interchanges for the highest and best uses, including a mix of business park, industrial, and regional commercial.
10.3	Promote neighborhood commercial nodes at key intersections in the growth area.
10.4	Buffer commercial and industrial uses from low-density residential with medium and higher-density residential.
10.5	Encourage creativity by landowners and developers in mixed-use areas to provide a thoughtful mix of uses to enhance community character and offerings.
10.6	Protect industrial and business park land through the use of buffers, adequate right-of-way, and the needed infrastructure requirements.
10.7	Maintain a strong relationship with the Tea Chamber for Development.

## Policies (Continued)

10.8	Promote development of housing at a wide range of income levels to help attract and support the workforce for Tea's business sector.
10.9	Support local small business growth by assisting potential businesses in the development review process.

## Action Items

10.1	Adopt a by-right mixed-use zoning district to be used in special areas as identified on the Future Land Use Plan.
10.2	Complete a master plan for improvements to Downtown Tea.
10.3	Continue to evaluate demand for more hospitality businesses in Tea, especially near the I-29 corridor.
10.4	Consider creating a community event fund that financially incentivizes local business events such as concerts, festivals, or competitions.
10.5	Consider adopting a business incentives policy/program to provide small forgivable loans or grants to new businesses and existing business expansions.

# Community Facilities

## Goals, Policies, and Action Items

To help support development of a high quality community facilities in Tea as it grows, a goal and series of policies and action items have been created.

### Community Facilities Goal

**Provide high quality community services to the residents and businesses of Tea by completing long-term service and facility needs for the city.**

### Policies

11.1	Adequately staff and fund public safety services in Tea.
11.2	Continue to work cooperatively with the Tea Area School District to accommodate their growth plans.

## Action Items

11.1	Explore the creation of a marketing/communication staff person to help promote Tea's growth, market events and engagement opportunities, coordinate City communications to the public, and help to organize more community events and programming.
11.2	Evaluate a plan to add special operations/maintenance positions in the Parks and Recreation Department as the city grows.
11.3	Complete a fire department plan to identify the preferred long-term strategy for the future of the Tea fire department.
11.4	Identify a plan for the future of the former Tea police department building Downtown as part of a Downtown Tea master plan.
11.5	Continue to work towards creating a community center and/or indoor recreation space for residents of Tea.
11.6	Evaluate the needs and feasibility of creating a standalone library in Tea.

## Action Items (Continued)

11.7	Continue to evaluate the structure and organization of City departments in Tea to match the service demands of a larger community.
11.8	Regularly evaluate staffing and facility needs for all departments as the City grows.