

ORIGINAL

Falls Park

A Park For All




STOCKWELL

OJB

JLG
architects

Explore! Connect! Play!

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Site Analysis | Introduction



Whether it's a tourist visiting the famous and must-see Big Sioux River waterfalls, or a local South Dakotan enjoying lunch at the Falls Overlook Café, Falls Park is a cherished place and one that is steeped in history. The city's past revolves around the scenic falls, the Big Sioux River, and the surrounding land, which have also played an important role in population growth and economic development. As the city continues to rapidly change, the population grows, and we are faced with the complexity of climate change, Falls Park must be protected and enhanced to serve the neighboring community, visitors, and city for generations to come.

Parks and open spaces have transformative powers - they enhance community resilience and improve quality of life. Parks are the most democratic spaces within our cities, highlighting the possibilities of inclusiveness in life in downtown cores. They provide opportunities for people to come together to celebrate, demonstrate, play, relax, and live life to the fullest.

Stockwell Engineering, JLG, and OJB are thrilled to share the design vision that we have laid out for the transformation of this special place just north of downtown Sioux Falls. This catalytic project will build on and emphasize the historic features and core characteristics of the iconic destination that Falls Park is today, and help tell the story of its ecology, history, and cultural relevance. As one of the city's most famous and well-loved destinations, the park has immense potential to become something even greater and instrumental to the future of the city of Sioux Falls.

This is an incredible 146-acre site, and as you will see on the following pages, our team's designs are inspired, inclusive, and sensitive to the site's character, history, and climate. We are reimagining Falls Park into a more active destination, while highlighting its natural setting and the river's importance and story. Our design offers many different corners to explore, with a multitude of amenities and activities, creating vibrancy throughout. These flexible spaces will offer something for everyone, respond to seasons, adapt to change over time, and connect people through the public realm. And finally, there are also plenty of opportunities to connect to the river and the Falls, from kayak and canoe launches, to views where one can watch the river move its course downstream. We want to celebrate the relevance of the Falls in the life of the original settlers and people of Sioux Falls.

Site Analysis | Existing Park



Falls Park has a rich history and authentic cultural identity. The 146 acres of parkland welcomes a variety of different users and their recreational interests year-round. The Park is divided into four parts: Falls Park North, Proper, East, and West. While separated physically by roads, water, and popularity, the four parts distinctly connect in a repetition of historic architecture, quartzite outcroppings, and the snaking Big Sioux River. These natural features link generations to the history of Sioux Falls.

Falls Park North is a 62-acre section of parkland that is heavily wooded and has extreme elevation changes. A notable edge is Fall Park Drive, located to the South. This area has connections to the city’s bike trail, includes a few infill properties still owned by non-government agencies, and is the location of the open-air structure most known for the farmer’s market.

Falls Park Proper consists of 43 acres located just south of Falls Park North. This area offers many amenities that cater to a large group of users. Active and passive recreational activities include walking or biking and flexible spaces that host year-round special events, such as Winter Wonderland. Photography is also a draw for weddings, nature, family, or sunset photos. Notable architecture includes the Falls Park Visitor Information Center, the Observation Tower, and the historic Stockyards Ag Experience Barn.

Falls Park East is a 26-acre site separated by the Big Sioux River. Connection points across the river include a pedestrian bridge, a vehicular bridge on Falls Park Drive, and another vehicular bridge south of the Falls on 6th Street. Falls Park East has river access and an assortment of historic structures, including the Falls Overlook Café, originally a hydroelectric plant, and the Queen Bee Mill Ruins.

Finally, **Falls Park West** is the smallest of the four parts, at 15 acres. This area once was a landfill and is now a capped brownfield site mitigated in 2005. Like most of the park, this area has connections to the city trail system, but most importantly, this area acts as the main corridor connection between the heart of the park and downtown Sioux Falls. The main architectural feature, built in 2018, is the “Levitt at the Falls,” a modern bandshell catering to large outdoor events and concerts.

Site Analysis | Site History

Over the past 15 years, attendance within Falls Park has increased by over 65%. This is due to major investments from both the City of Sioux Falls and private entities. In recent decades, a newfound appreciation for the history and natural environment has sparked many investments and improvements to the downtown area along the Big Sioux River. It is hard to believe that before 1990, Falls Park and the adjacent downtown areas were largely neglected and the area provided virtually no cultural value or significance for the city's residents, let alone out-of-state visitors.

The building boom of Sioux Falls hit in the 1870s and early 1880s. Populations increased rapidly, and development was focused around the Falls of the Big Sioux River. However, not much attention was paid to the river's health or aesthetics. It was common in the 1800s to dump raw sewage and dead animals into the river. Quarry companies removed stone from the falls, and a dam was built for a hydroelectric plant. The channel on the west side of the Big Sioux River became a garbage dumping area. Dumping was encouraged by the railroad company until the channel was filled in 1908. This area makes up what is now considered Falls Park West.

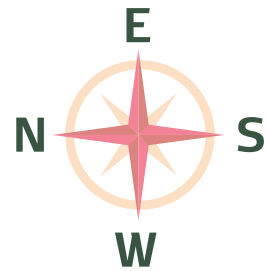
In the early 2000s, the city began a series of significant investments to revitalize its downtown, including Falls Park improvements. This entailed demolition and remediation of unused industrial sites, street and utility projects through the central business district, and park improvements. Improvements included two phases of the City's downtown river greenway and multiple streetscape improvements within the downtown core.



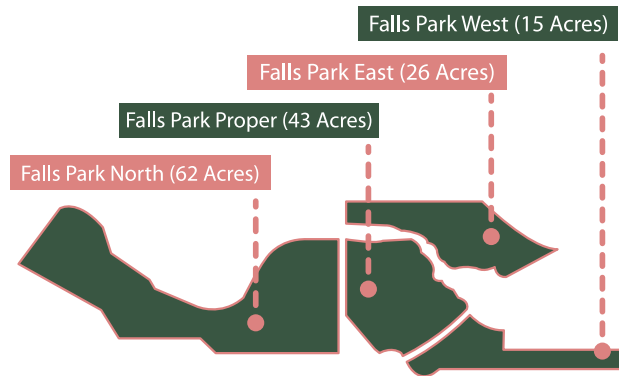
Falls Park | Demographics

“It’s a great testament to all the city leaders that came before us to really have the vision for laying out what the falls could be and then ultimately finding ways to make it better.”

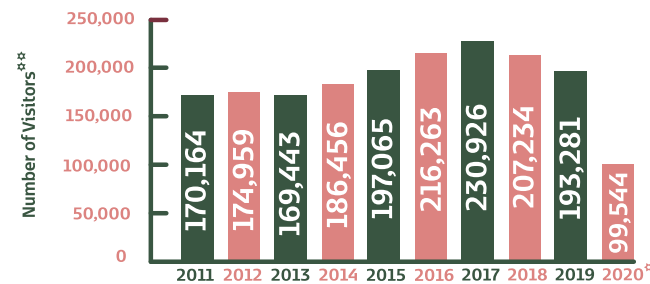
- Don Kearney, Sioux Falls Parks & Recreation Director



Falls Park (146 Acres)



Falls Park Visitors (2011-2020)



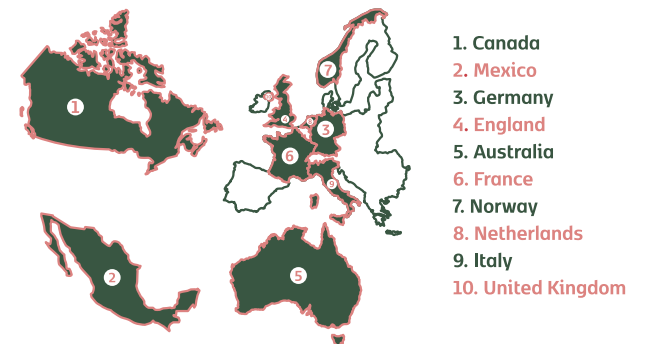
* Number of visitors reflected due to the Coronavirus Pandemic
 ** Numbers include only those who sign guest book at visitors center

Top Visiting States to Falls Park



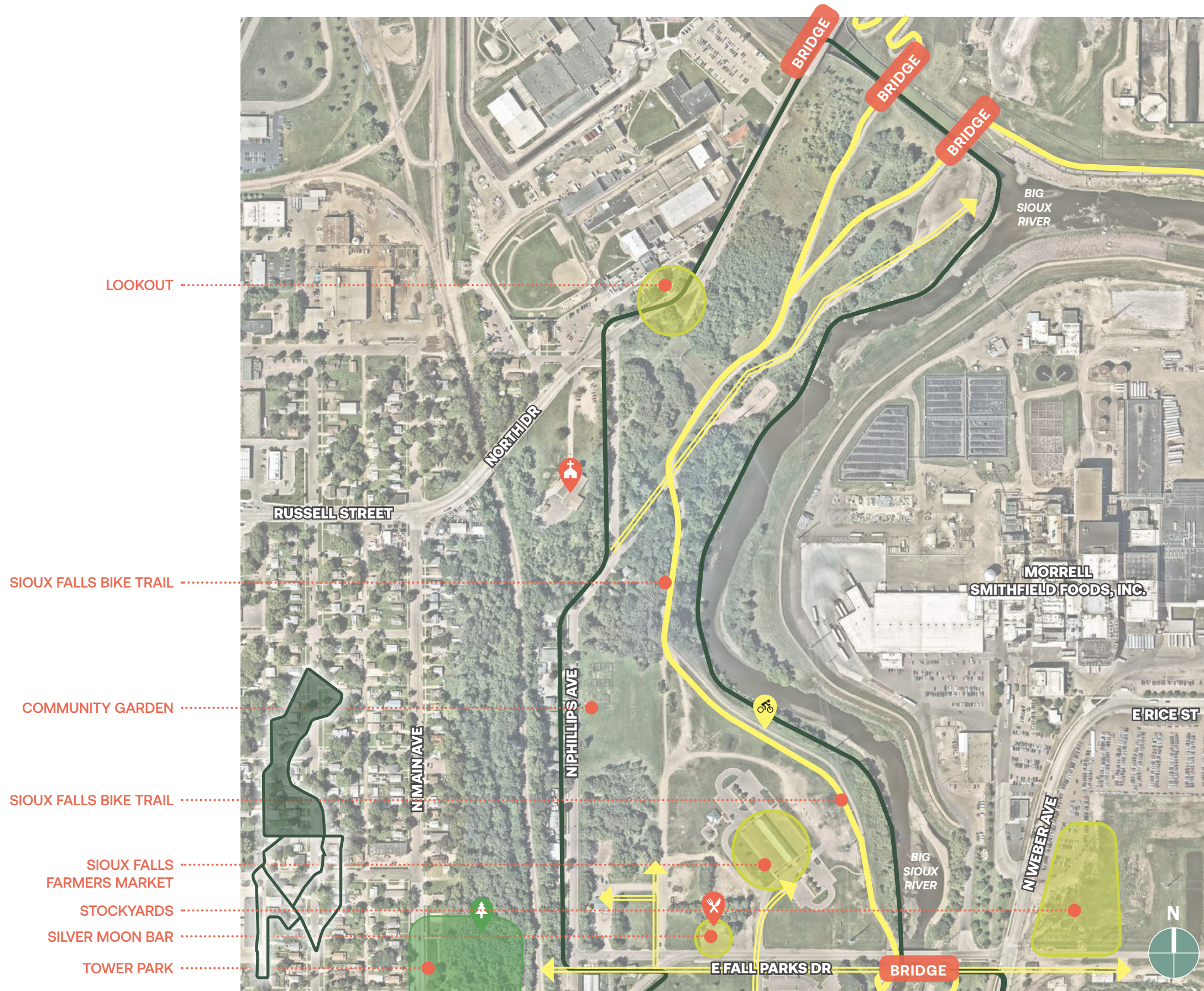
* Visitors from all 50 states routinely visit Falls Park each year

Top Visiting Countries to Falls Park



* Falls Park has seen visitors from over 70 countries

Site Analysis | Existing Park



LOOKOUT

SIoux FALLS BIKE TRAIL

COMMUNITY GARDEN

SIoux FALLS BIKE TRAIL

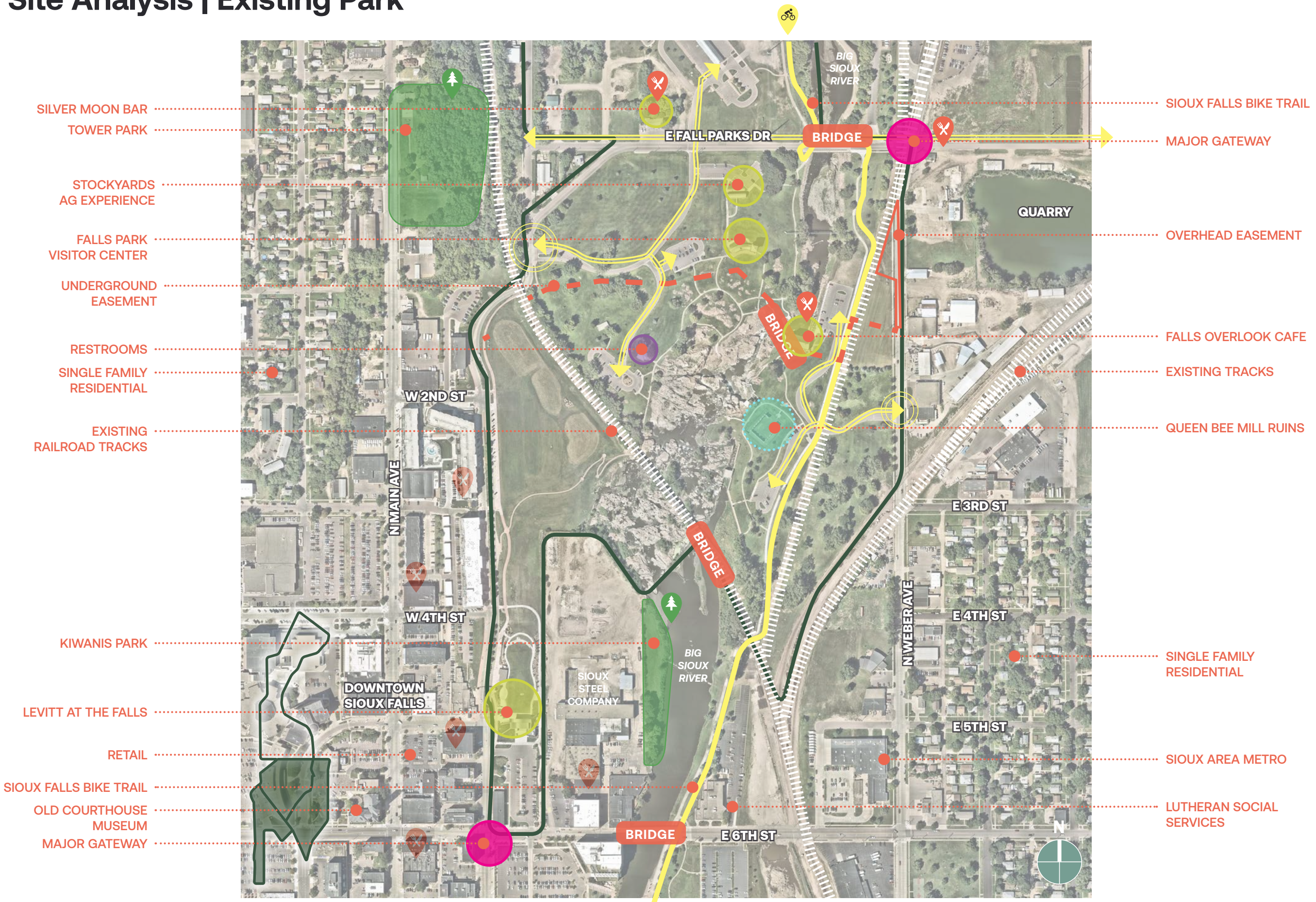
SIoux FALLS FARMERS MARKET

STOCKYARDS

SILVER MOON BAR

TOWER PARK

Site Analysis | Existing Park



Site Analysis | Existing Conditions



Falls Overlook Cafe



Falls Park Visitor Information Center



Vehicular Crossings



Falls Overlook

Falls Overlook Cafe:
The 1908 quartzite building on the east bank of the Falls housed the Sioux Falls Light and Power Company hydroelectric plant until 1974. The building was remodeled and currently houses the Falls Overlook Café with indoor and outdoor seating overlooking the Falls.

Falls Park Visitor Information Center:
The best panoramic views of the Falls are from the 50 ft. observation tower located in the Falls Park Visitor Center. This building is also home to the Information Center.

Vehicular Crossing:
Falls Park Drive crosses the Big Sioux River via a two lane bridge with a separated pedestrian walkway on the south side of the bridge. A bike trail on both sides of the river pass under the bridge at this location.

Falls Overlook:
The Falls Overlook is located on the east side of the Big Sioux River, above the Falls. The site offers visitors amazing views of the falls, the city, and the entire park.

Site Analysis | Existing Conditions

The Falls:

The Sioux Falls city namesake, the Falls at Falls Park offer visitors an amazing display as an average of 7,400 gallons of water drop 100 feet over beautiful quartzite stone faces each second.

Falls Park Farmer's Market:

The Farmer's Market at Falls Park is an open air pavilion open yearly each Saturday, from May through October.

Queen Bee Mill Ruins:

In 1881, the seven story Queen Bee Mill opened on the east bank of the Falls, this building served the surrounding area for a number of years. In the mid 1900's a fire devastated the building resulting in an unsafe structure that was later knocked down. What is currently on site is the evidence of this history. In the recent years the space has been used for free Shakespeare theatrical performances.

Levitt at the Falls:

Levitt at the Falls was completed in 2019 and boasts an offering of 30-40 free professional concerts each summer as part of a private/public relationship between the City of Sioux Falls, the local nonprofit Levitt at the Falls, and the National Levitt Foundation.



The Falls



Falls Park Farmers Market



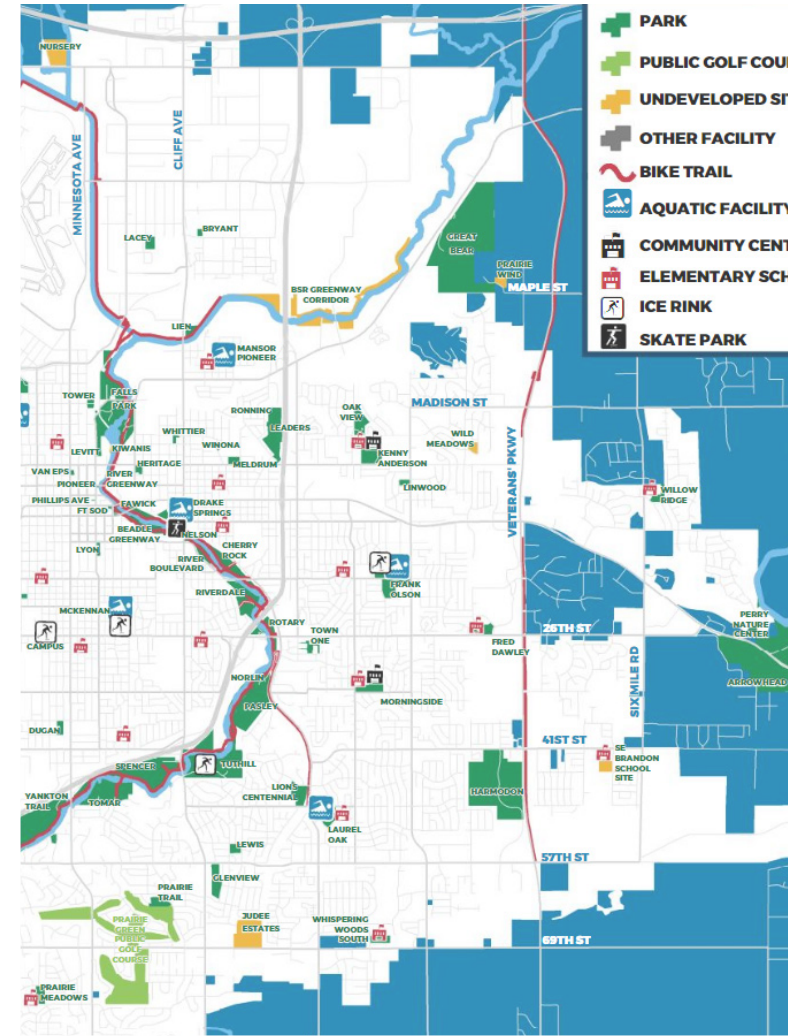
Queen Bee Mill Ruins



Levitt at The Falls



RESILIENCE



ENGAGEMENT



EXCELLENCE



COLLABORATION



CONTINUOUS IMPROVEMENT

Design Considerations | Big Ideas

Great Lawn

Frisbee

Overlook

Fishing Dock

Prairie

Historical Site

Ice Rink

Dog Park

Retail / Restaurants

Boat Launch

Band Shell

Skate Park / Bike Park

Children's Playground

Tough Mudder / Adventure Course

Canoe / Kayak

Sports Courts

Branding

Trails

Wedding Venue

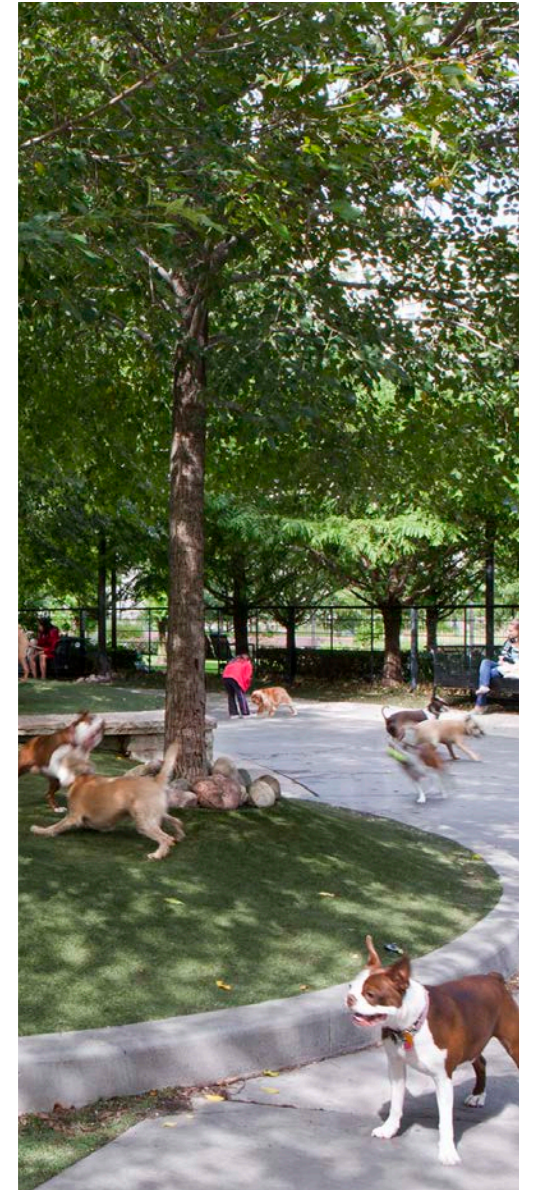
Signage / Wayfinding

Whitewater Rapids Course

Zipline Course

Camping / RV

Winter Wonderland



Design Considerations | Great Lawn



Design Considerations | Overlook



Design Considerations | Prairie



Design Considerations | River Restoration



Design Considerations | Children's Park / Adventure



community garden



strong sense of place



destination

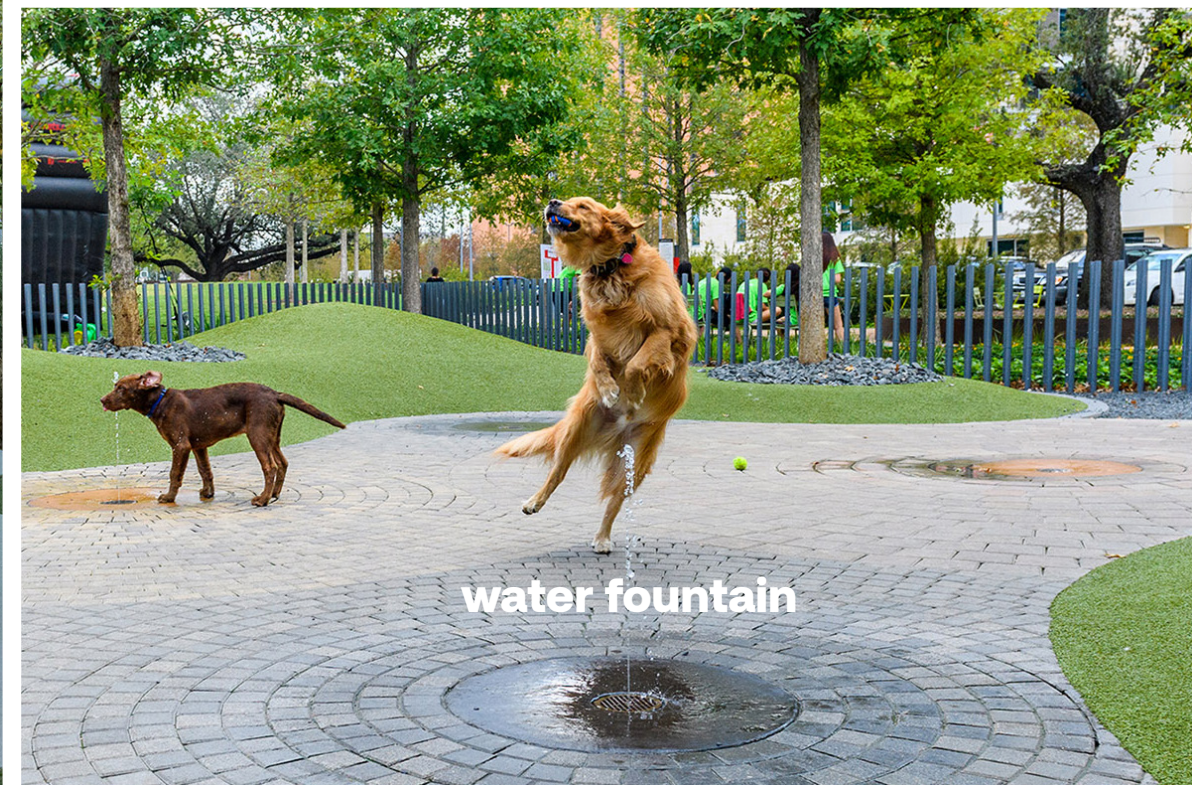


play structure



berm

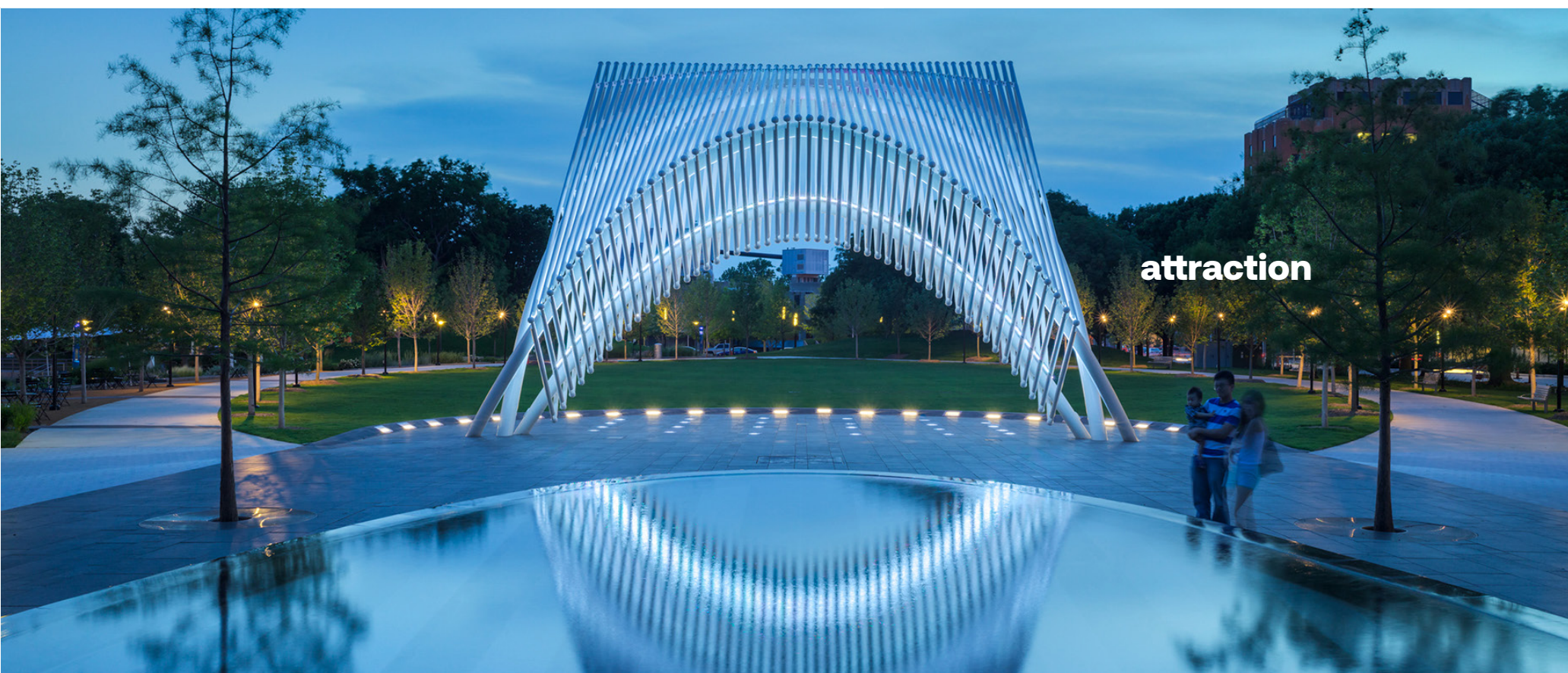
Design Considerations | Dog Park



Design Considerations | Retail & Restaurants



Design Considerations | Band Shell



Design Considerations | Ice Skating Ribbon



Design Considerations | Tough Mudder / Adventure Course



recreation

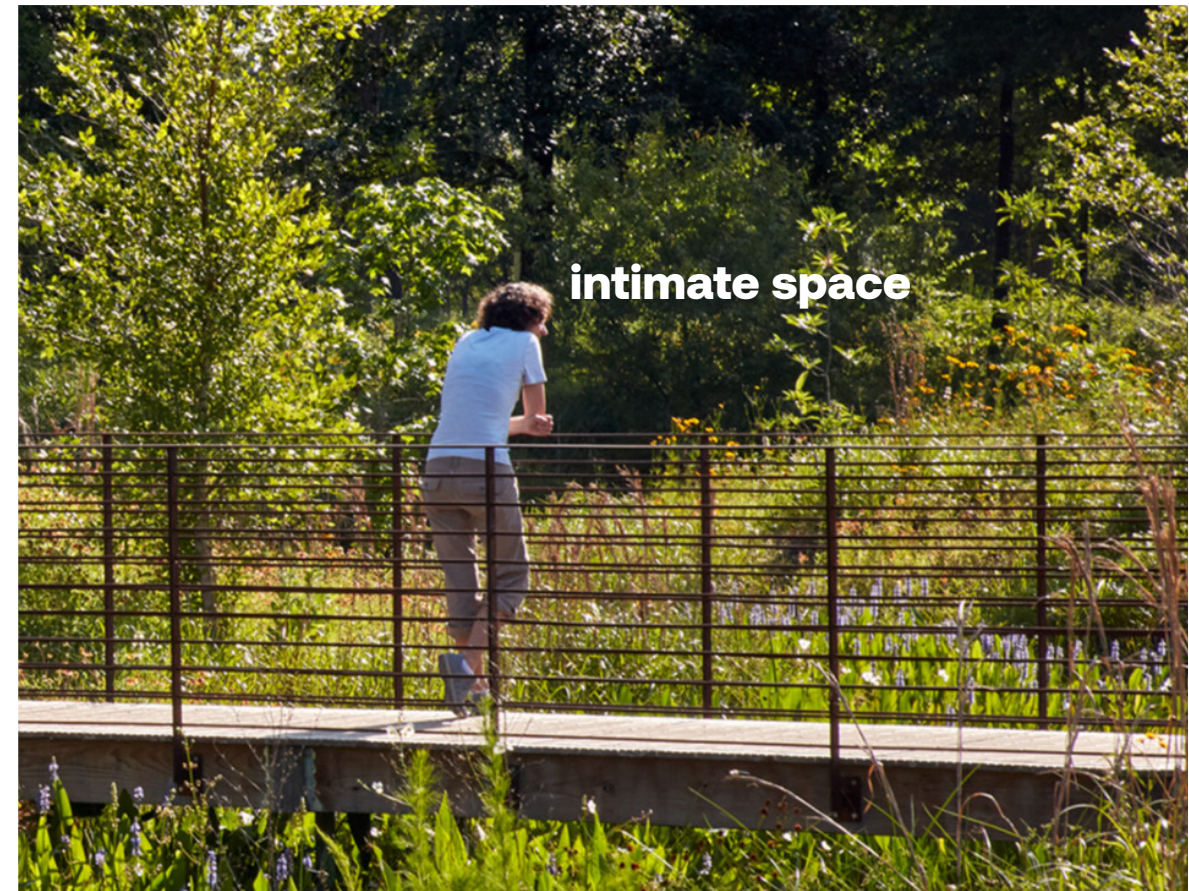
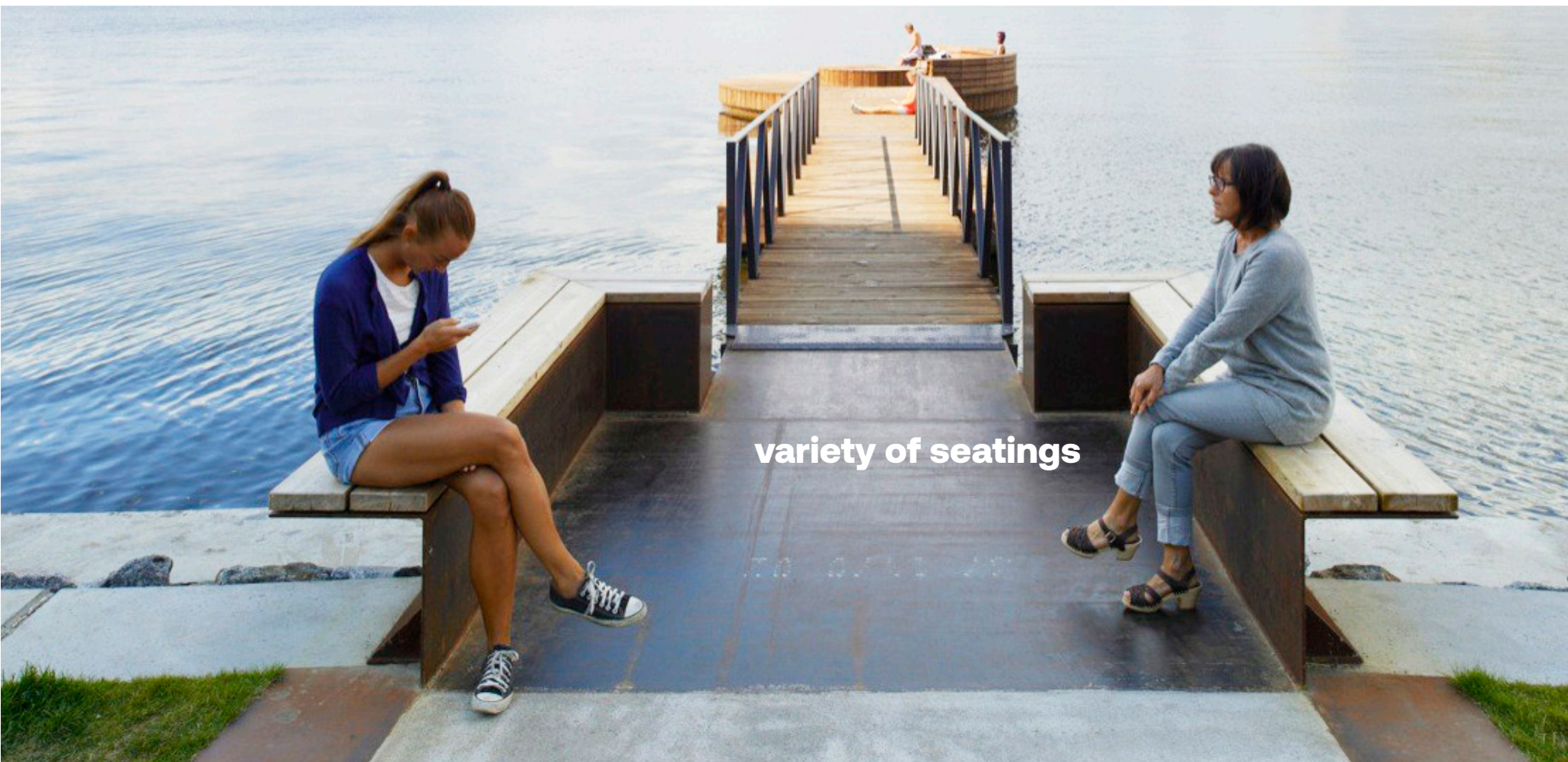
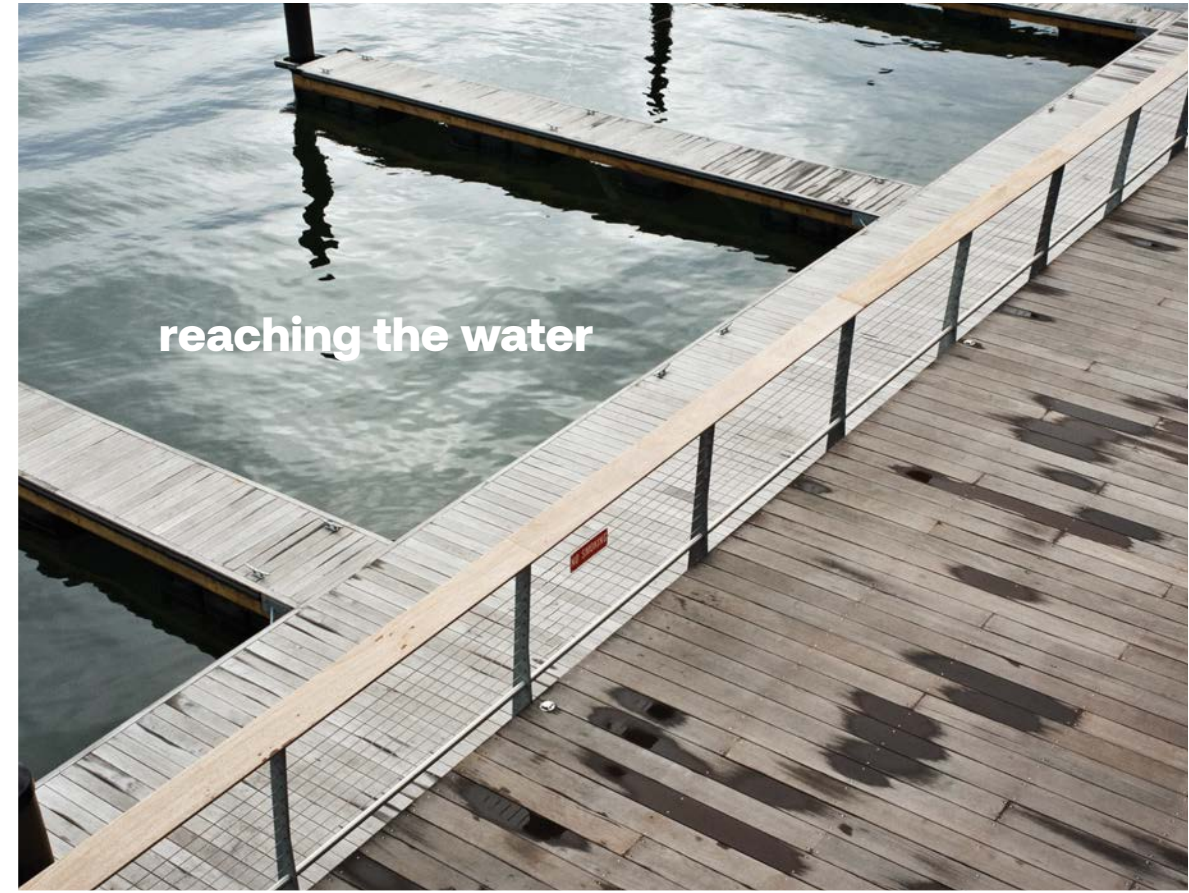


adventurous playscape

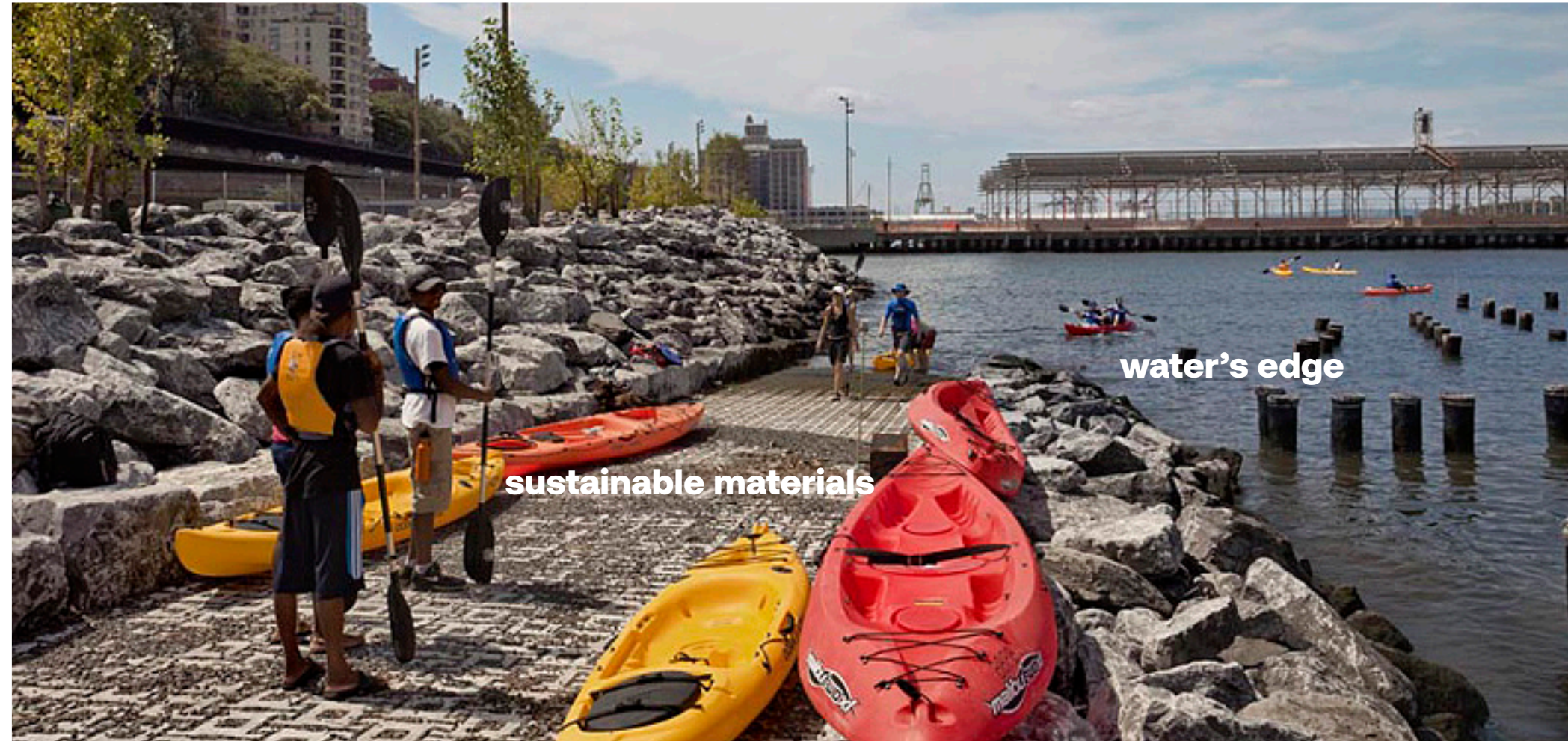


playful

Design Considerations | Fishing Dock



Design Considerations | Boat / Canoe / Kayak Launch



Design Considerations | Sports Courts/ Trails



all ages



nature trail



urban sports



soccer field

Design Considerations | Branding + Signage / Wayfinding



contemporary



blend

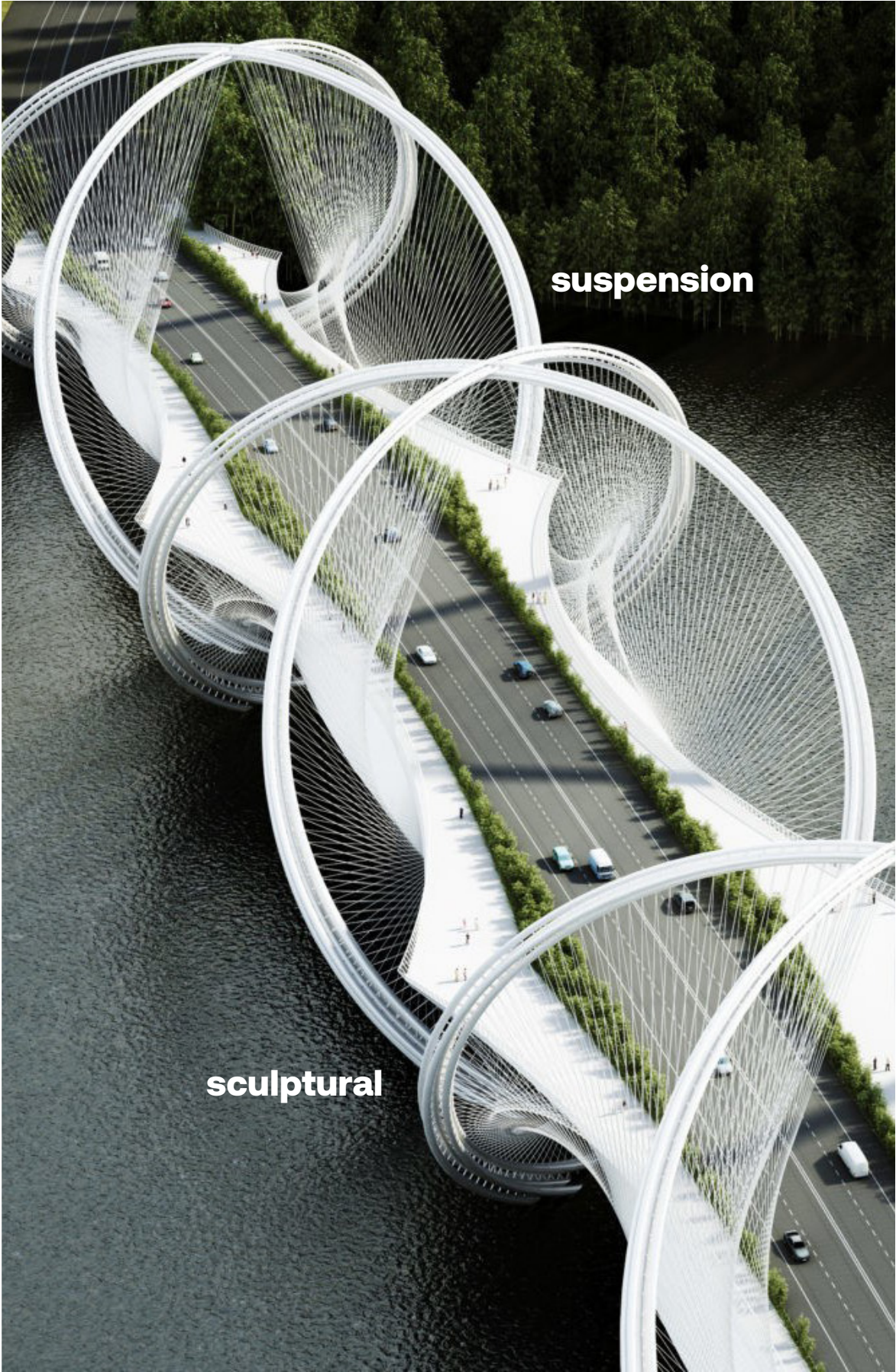


character



place making

Design Considerations | Bridges



Master Plan



***Our Vision for Falls Park.
A Park for All.***

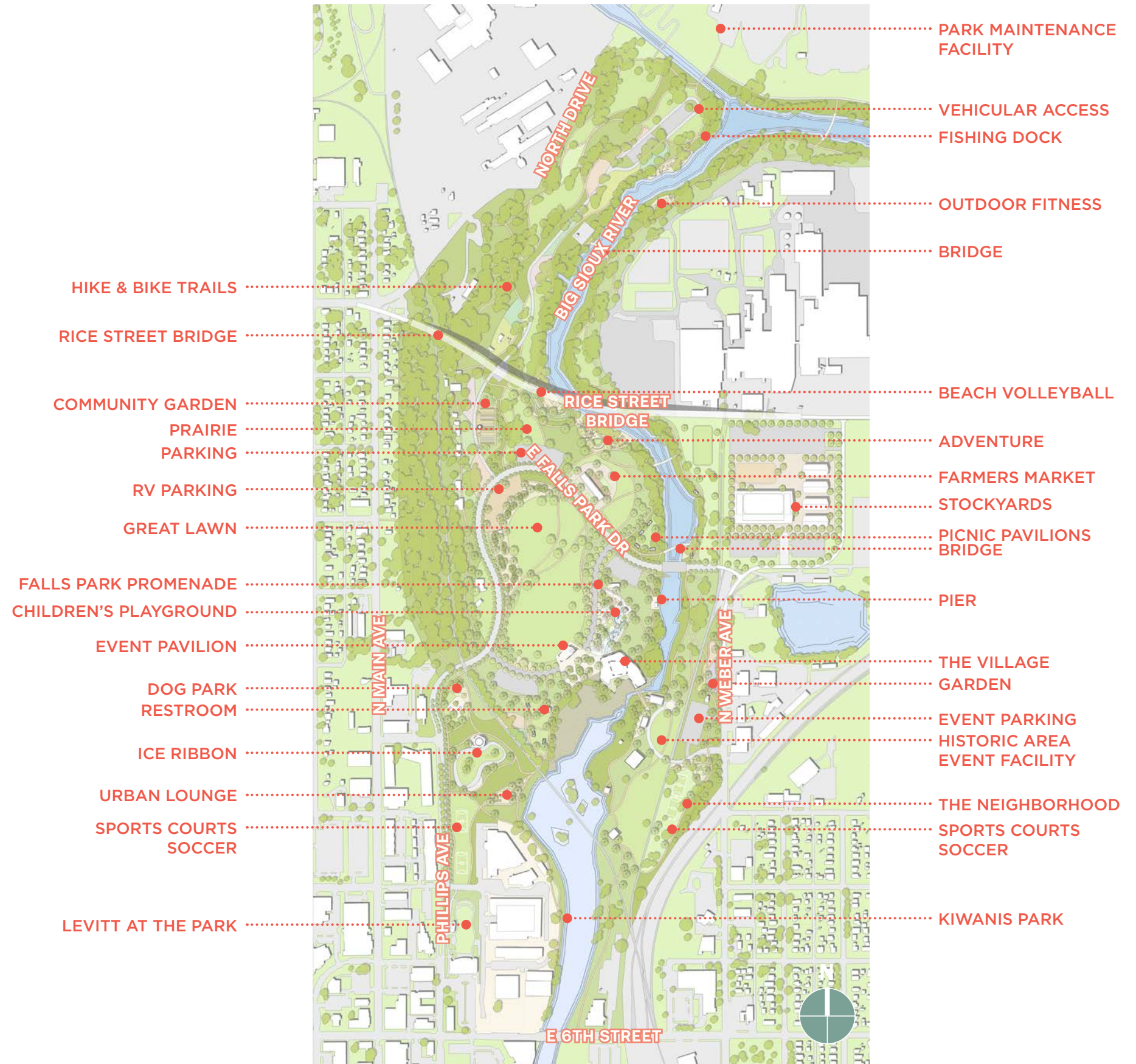
Illustrative Plan | Overall

This Master Plan is a proposed framework utilizing a park-first design approach for transforming Falls Park. Its structure is made up of an array of overlapping assets and systems, which highlight the site's natural resources and thoughtfully consider site access and the overall user experience. It starts out at a large, neighborhood-wide scale and works down to the design of the many intimate spaces and intricate spatial connections. Changes to the overall park circulation are fundamental to provide the framework to build the finer design features.

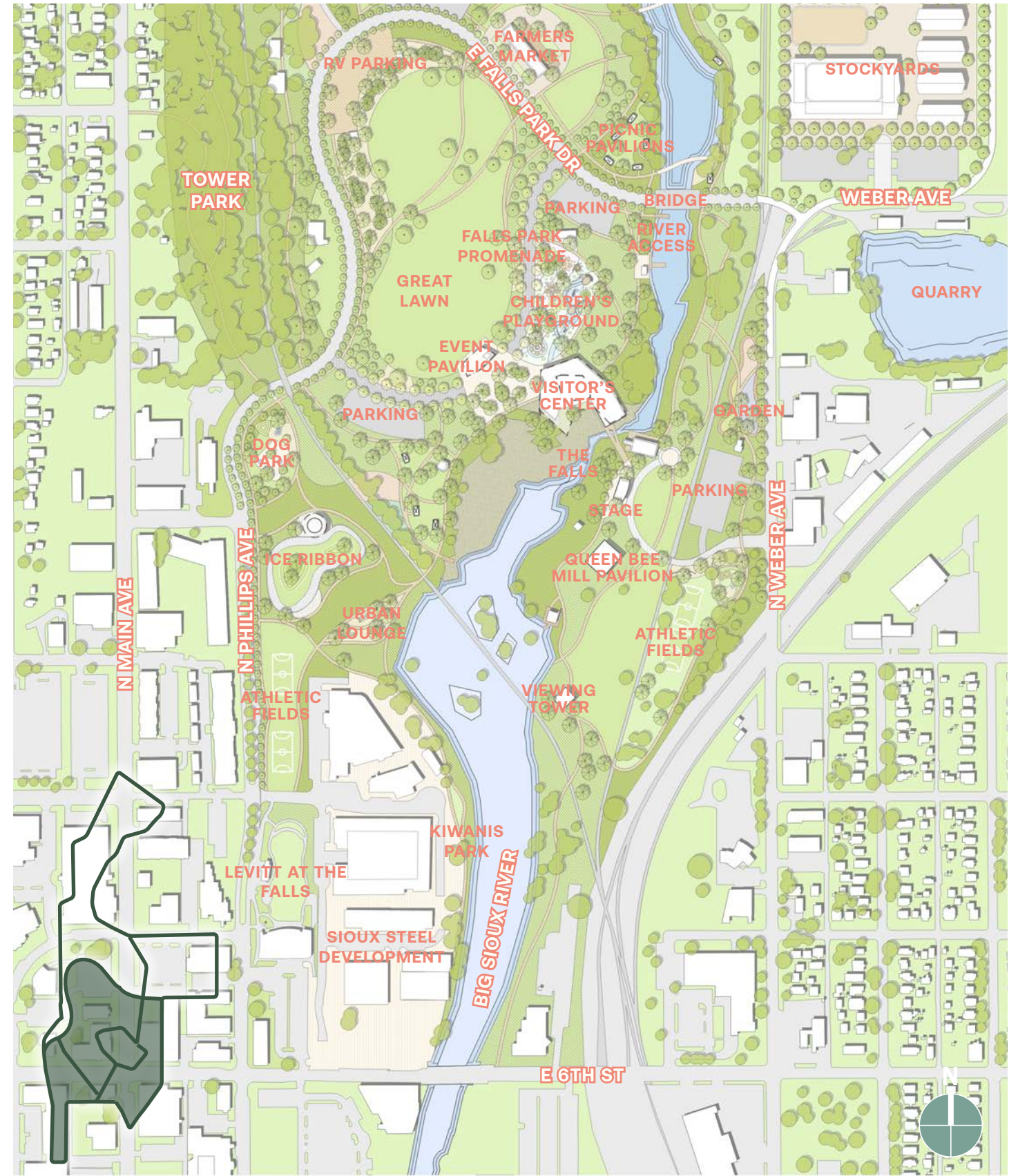
First, this plan shows Phillips Avenue turning east as it passes Falls Park West and becomes Falls Park Drive. Falls Park Drive itself has been pushed further north, creating a gracefully swooping boulevard around the more programmed north portion of Falls Park. This keeps vehicular traffic away from most park users and increases user safety. Falls Park Drive then intersects with a newly aligned Weber Drive at the east side of the park. Weber Drive has been adjusted to intersect with Rice Street further east, allowing for a Rice Street connection and bridge to the corner of Russell Street and Main Avenue, far to the northwest. Because this connection will be built up as a bridge, Falls Park will be able to spill beneath the roadway, generally unaffected by the important roadway connection.

Sioux Falls has an impressive city-wide trail system that runs through this portion of downtown and connects directly to Falls Park. It is important to show how these connections will continue to function, bringing users to and through the site in an effective and interesting way. This includes pedestrian bridges across the river, raised boardwalks, and intentional viewsheds. Besides these wide trails, many pedestrian pathways cross the park, connecting the variety of spaces offered by this master plan.

Our plan for Falls Park brings the local community and visitors from around the world together. New features and spaces like the children's garden, community gardens, dog parks, adventure parks, kayak/canoe launches, event pavilions, and areas to relax and gather are all possible and offer something for everyone. The design is flexible and dynamic to support a variety of programming and seasonal activities that can adapt and change over time. We also have looked for ways to promote an understanding of this remarkable ecology, so that education, protection, immersion, and celebration are all distinct outcomes of the design.

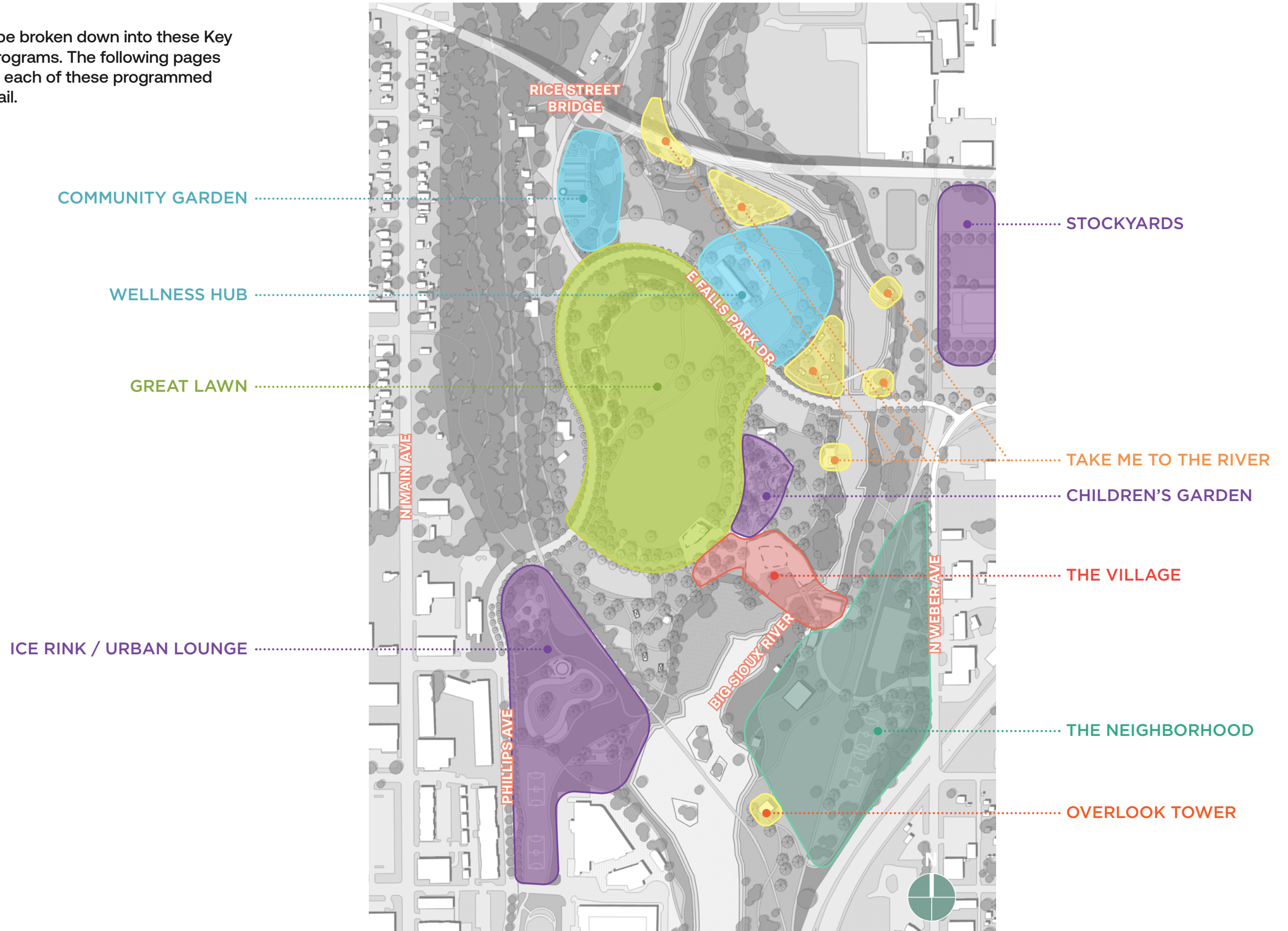


Illustrative Plan | Enlargement



Program Plan | Key Locations

The Master Plan can be broken down into these Key Locations and their programs. The following pages of this report address each of these programmed spaces in greater detail.



Renderings | Overall



“This is the place that people want to see when they come to Sioux Falls.”

- Teri Schmidt,
Experience Sioux Falls
Executive Director

Renderings | Overall



Program | The Great Lawn



The Great Lawn is a large and sunny 15-acre site with soft edges to provide shade and flexible seating. It is the centerpiece of Falls Park and serves as the social and event center for Falls Park. The space is designed to support concerts, events, and other gatherings, such as picnics, pickup soccer games, or quiet moments of meditation. The Great Lawn features flexible plaza spaces, a Visitor's Center to the southeast, and seamless connections to nearby parking. A large Pavilion serves as a place for performances both large and small, and an iconic meeting place, providing shaded seating opportunities for viewing the park.

A parking lot that is sized for RVs, as well as a landscaped area that acts as a buffer to the relocated Falls Park Drive, sit to the northwest of the lawn. A promenade runs along the southeast side of the lawn and is a welcoming, pedestrian-only environment during the summer months, populated by walkers, joggers, and bicyclists. During special events, it becomes a flexible space and features a variety of programs, including food trucks, group classes, vendor tents, stages, and more. During the winter, the promenade becomes accessible by vehicles and serves as the main allure for the city's annual Winter Wonderland lights attraction.

“The pandemic put our park system, trails and golf courses front and center. When the only safe thing to do was to be outdoors in our wide-open spaces our park system was used at a level not seen before. The mental and physical health benefits of our park system were immeasurable and were essential to wellbeing of so many.”

- Don Kearney, Sioux Falls Parks & Recreation Director



Program | The Great Lawn



Program | The Great Lawn





Program | The Great Lawn

“What I really love, especially in the summer, is seeing a lot of businesspeople giving tours, showing off Falls Park.”
- Teri Schmidt, Experience Sioux Falls Executive Director





Program | Children's Garden



An imaginative **Children's Garden**, different from the city's surrounding play destinations, will become a beloved and significant 1.6-acre space within the reimagined Falls Park. Locating the Children's Garden directly east of The Great Lawn and across the promenade is an intentional decision. The location closely connects the play area to The Village and Great Lawn, attracting and welcoming all families.

The garden is a beautiful nature-themed attraction that provides play opportunities for children ranging in age and ability. Attractions highlight the local materiality and fauna and mimic the natural ecology and exciting topography of Falls Park. These include a rippling water feature, shade, seating opportunities, mounding landscapes that emulate natural play, and sculptural play structures shaped like local fish. An accessible treehouse is also interwoven through the play area and mimics the winding Big Sioux River.

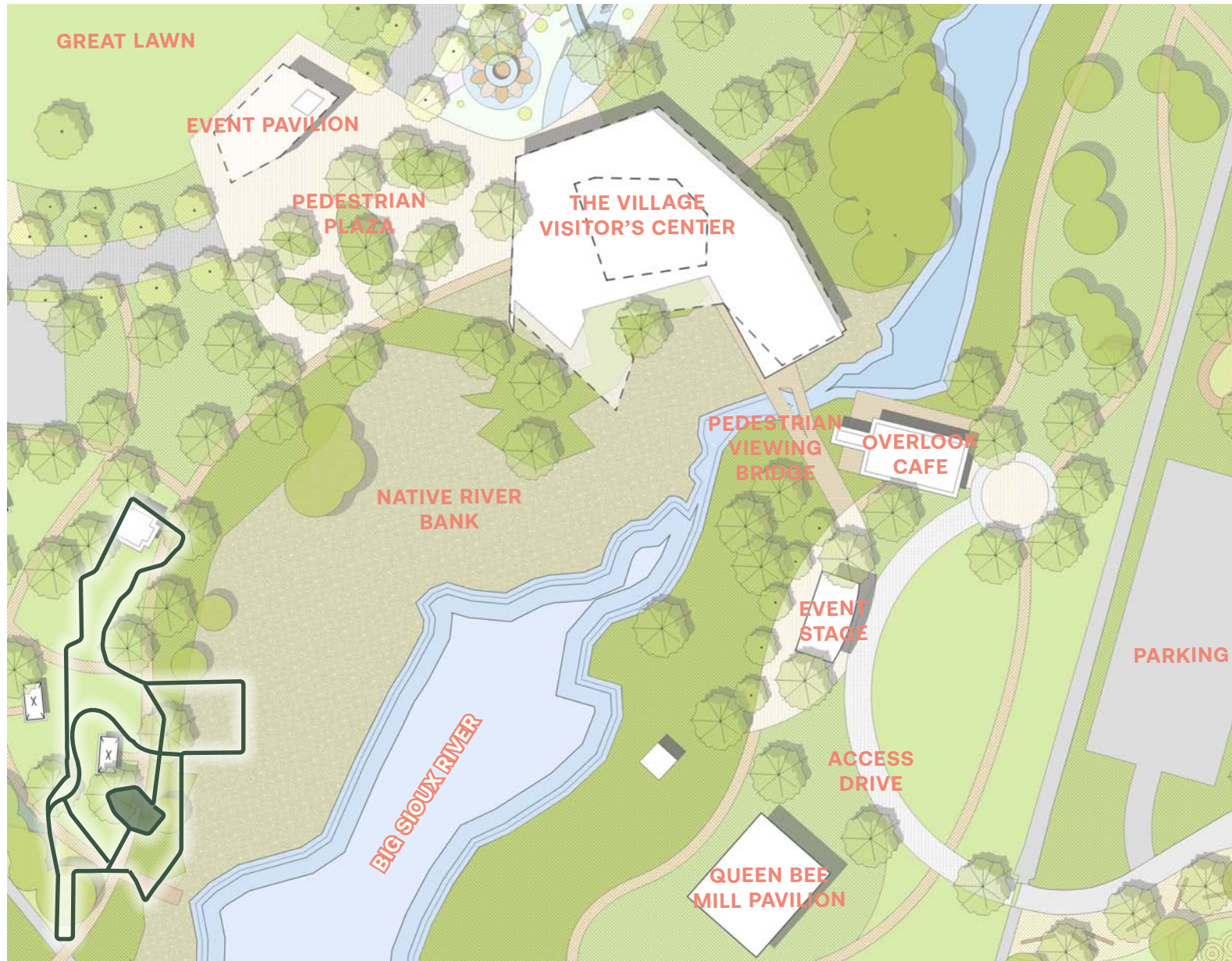
Program | Children's Garden



Program | Children's Garden



Program | The Village

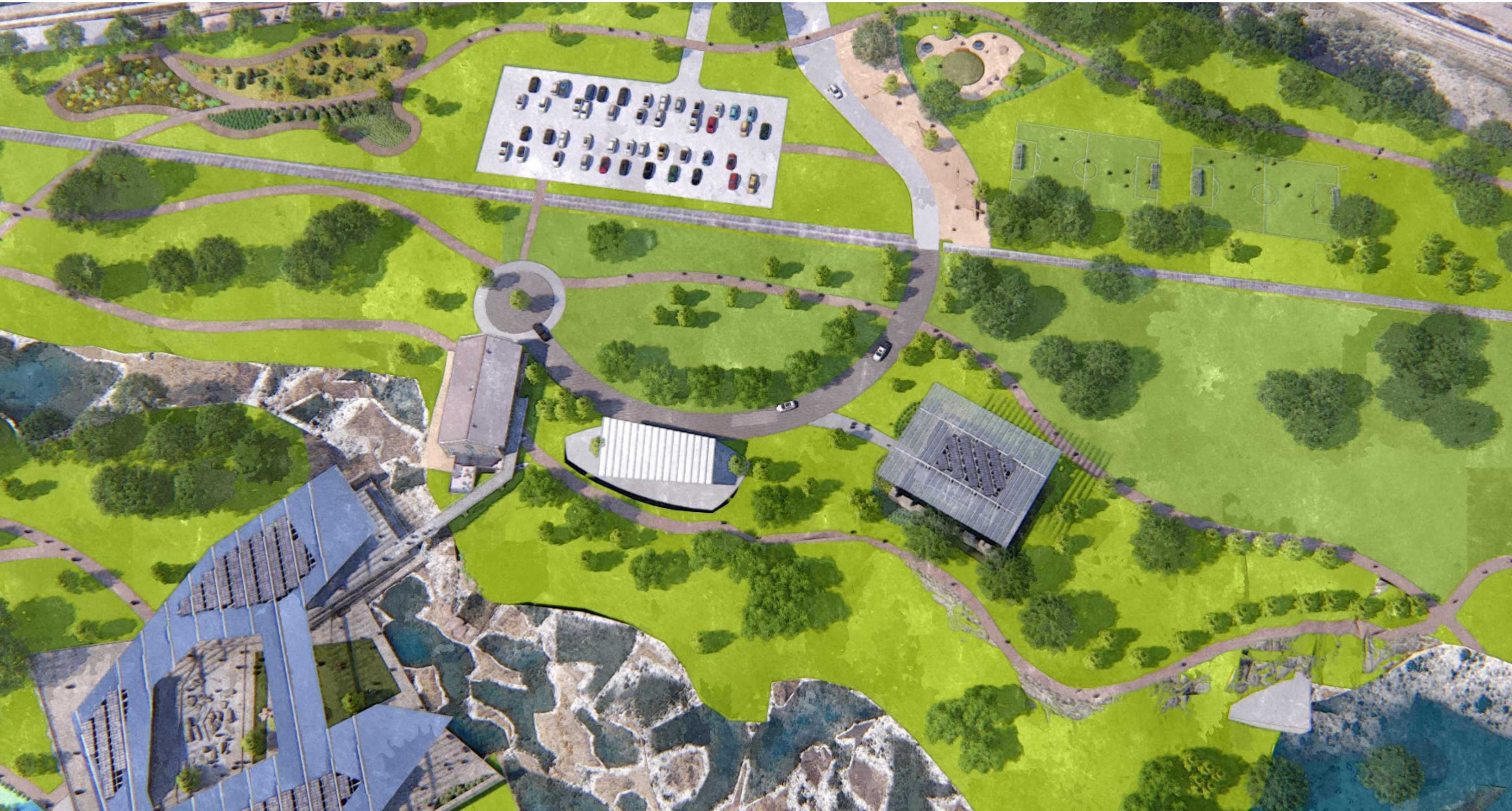


The Village is located directly southeast of The Great Lawn and features the new Visitor's Center, which promotes interaction and serves as a place where the public can learn about the park's history, The Falls, and the existing historical structures. The Visitor's Center is framed by the Great Lawn's promenade, which connects the two large spaces and draws visitors through the park.

The Village embraces the park's natural beauty as well as the historic structures and buildings that still stand today. This area affords additional pedestrian access across The Falls with a new 25'-wide pedestrian bridge and architectural canopy, providing an identifiable and welcoming connection and creating unity across the Big Sioux River. Additional architecture within The Village includes the existing Falls Overlook building and cafe that will act as an extension of the Visitor's Center.



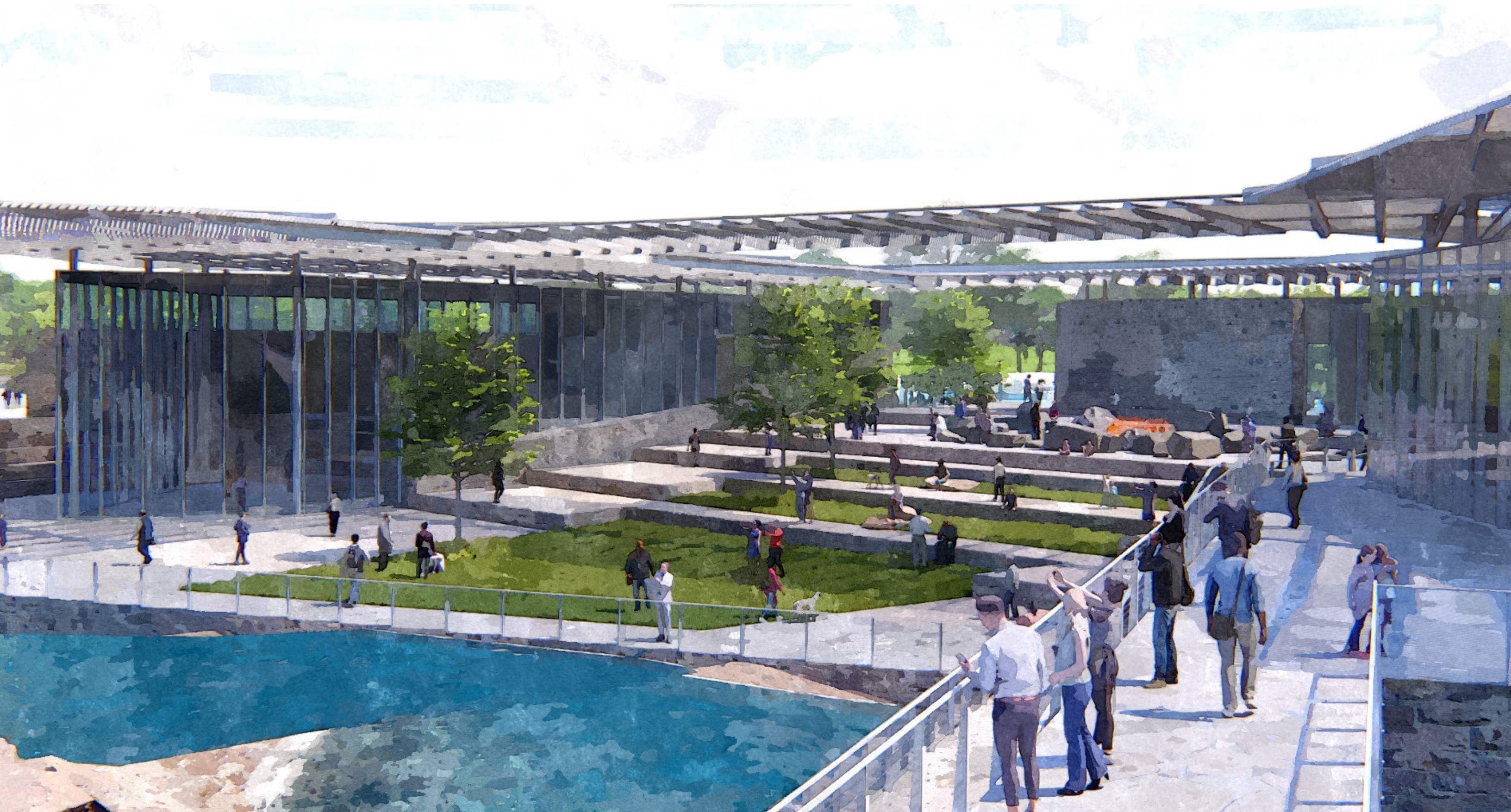
Program | The Village



Program | The Village



Program | The Village



Program | The Village



Visitor Center:

The new Visitor's Center is located on the west bank of the Big Sioux River immediately north of the Falls. The building anchors the pedestrian river bridge as it reaches across from the historic Light and Power Building, linking the two primary gathering areas of the park.

In the context of the built and natural history of the site, the new Visitor Center finds life in the riverbank rock formations, designed as if it was built by the same forces that created the falls and the jagged landscape of Falls Park. The primary masses appear to emerge from the riverbanks.

The building is divided into three distinct areas of activity, including an interpretive space & gift store, restrooms and support space, and an all-season outfitter shop, all arranged around a central courtyard. One focal point of the enclosed courtyard is a large fire pit shaped by quartzite boulders with seating for gathering and warming during the cold season. The various programs form a welcoming and active setting, creating a must-see destination when visiting the park.

The quartzite and glass building forms are a porous series of masses that encourage circulation around and through the Visitor Center while framing views of the Falls. The landscape permeates through and between the building forms and under the gathering roof to create an engaging public theater for the river experience.

A light roof form hovers above the bold stone masses, providing shaded walkways at the courtyard perimeter and interiors. The canopy also acts as a frame toward the falls and the sky while defining a communal outdoor room around the courtyard's fire feature. Different portions of the canopy structure reach out toward the falls and the other buildings on the site, creating a sense of visual connection through the park. An array of solar panels is grouped overhead as an integral part of the roof structure, producing renewable solar energy to the facility.



Program | The Village





Program | The Village



“I would get worried when the falls weren’t roaring. But people started saying, oh, the rock! And they would talk about the rock and want to know more and more about the rock and it was really a lesson for us that hey, we need to promote this rock just as much as the water! And it works.”

- Teri Schmidt, Experience Sioux Falls Executive Director

Program | The Village Site Section

VISITOR CENTER / OUTFITTERS

Biophilic characteristics:
 Sense (Sight, Sound, Touch, taste)
 Discovery
 Risk and peril
 Refuge



VISITOR CENTER / PEDESTRIAN BRIDGE / CONCESSION BUILDING

EVENT CENTER

Biophilic characteristics:
 Mind (Memory, Thought, Imagination)
 History
 Culture
 Context
 Natural systems



QUEEN BEE MILL RUINS/ EVENT PAVILION

OBSERVATORY

Biophilic characteristics:
 Prospect
 Awe / wonder



OBSERVATION TOWER

Program | The Neighborhood



The Neighborhood is located directly southeast of The Village. The Neighborhood is an 18-acre area adjacent to Whittier Neighborhood, a residential community in central Sioux Falls. This space will help accommodate the increasing number of local residents and includes a dog park, open activity lawn, event stage, sports fields, and a traditional playground. Walking paths and numerous seating opportunities offer additional places to linger and feature lesser-used local species among the extensive native landscape.

Architecture within The Neighborhood includes a viewing tower that offers birds-eye views of the park and the Queen Bee Mill Pavilion.

Program | The Neighborhood



Program | The Neighborhood

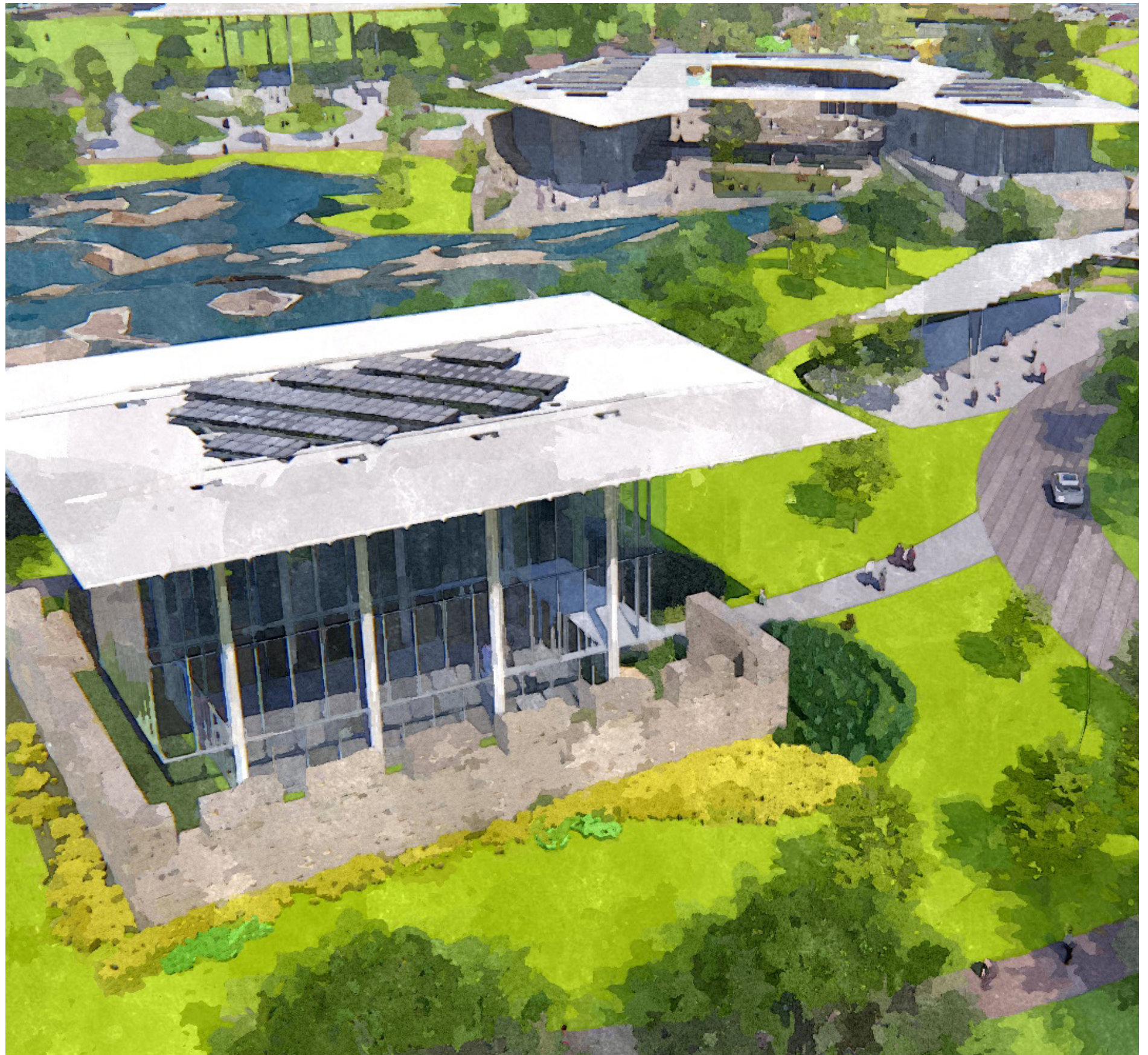


Queen Bee Mill Ruins Pavilion:

The existing ruin walls are left intact and undisturbed. The design celebrates and honors the overall Queen Bee Mill site as an artifact and remains as close to its current state as possible.

The design team envisions a light, minimal structural frame gently placed within the existing ruin wall perimeter that supports a brise soleil above the ruin's footprint. The canopy lightly floats over a glass gathering pavilion, surrounded by a garden within the ruins. The garden provides a sense of rejuvenation within a space that otherwise was a reminder of destruction and acts as a buffer between the pavilion and the ruin walls, helping to keep the walls physically protected.

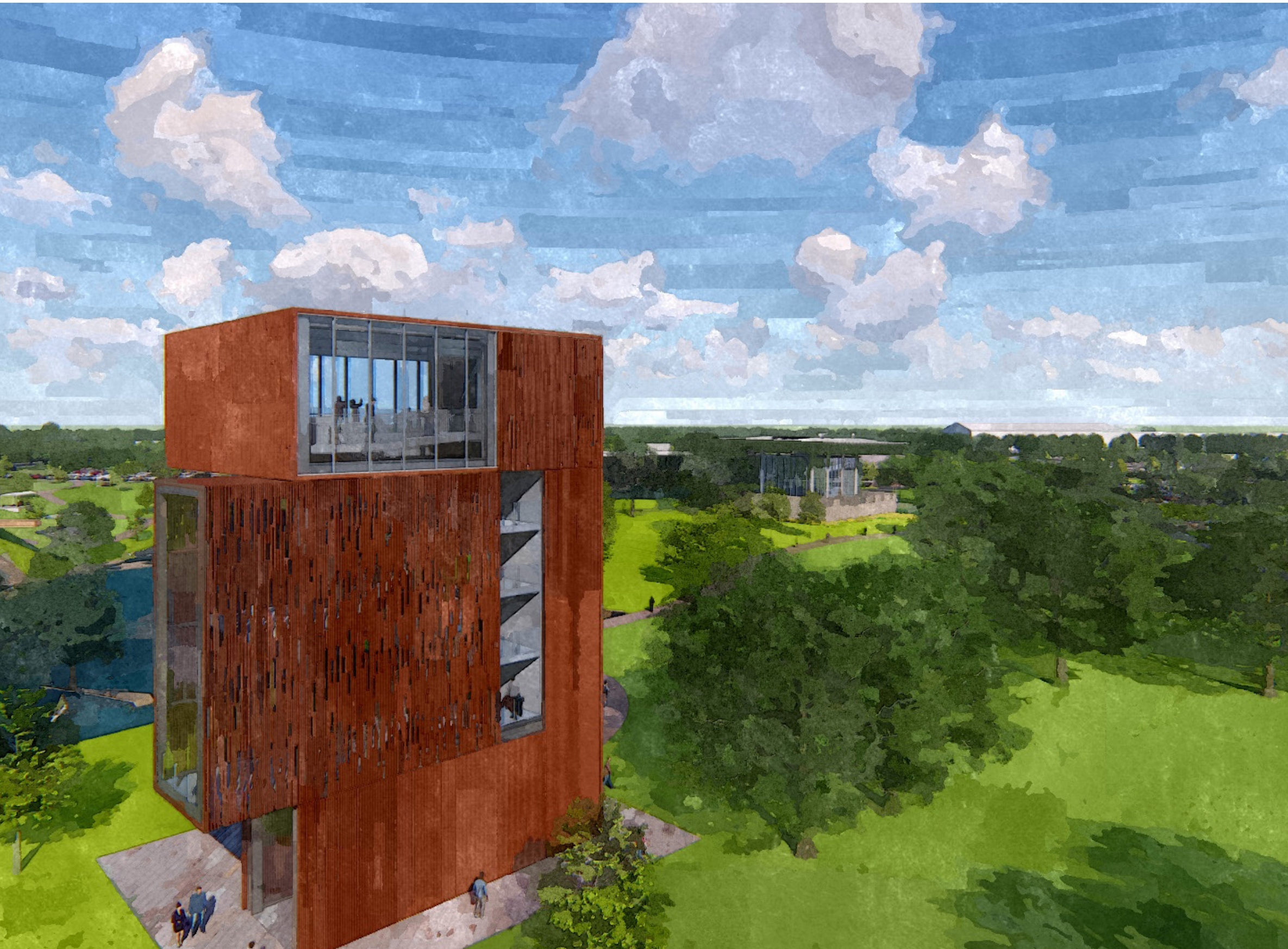
A photovoltaic solar array is integrated into the shade canopy structure, providing sustainable power to the ruin site with the potential to assist in energy production for other structures throughout the park. Together with the existing concessions building, the new event pavilion and garden can support celebrations of many sizes without disturbing continuous public use of the park. Gently bringing new life and purpose to the remnant allows history to live and guide us forward.



Program | The Neighborhood



Program | The Neighborhood



Viewing Tower:

The Viewing Tower is situated to the south end of the park and acts as a beacon towards downtown, welcoming residents and visitors into the park. Its location near the highest elevation offers panoramic views of Falls Park and Sioux Falls.

The upper viewing platform is oriented toward the Falls and River as it meanders northward to take advantage of the spectacular views.

The uppermost viewing theater is enclosed within a conditioned space, allowing year-round comfort and accessibility for all park-goers. During the shoulder seasons, the glazing walls slide open, providing an indoor-outdoor connection.

The exterior cladding is composed of thermally modified, untreated, sustainably harvested pine slats, in homage to the adjacent railroad honoring its role in the industry of early Sioux Falls. Areas of the wood cladding are peeled away in a dappled pattern, mimicking the feeling of climbing a tree while the sunlight filters through the leaves and branches that compose the canopy. The canopy patterning occurs in the tower's two primary viewing areas and along the stairs leading to the top of the structure. The use of patterned wood slats wrapping the stair tower provides an immersive experience, encouraging users to use the stairs rather than the elevator to enjoy the thrill of climbing a tree.

A dramatic cantilevered box sits on top of the tower, creating a sense of jutting out over the landscape and designed to evoke the illusion of being perched high above the earth in a nest-like structure.

Program | The Neighborhood

“The sky’s the limit for what could be done (at Falls Park).”
- Don Kearney, Sioux Falls Parks & Recreation Director

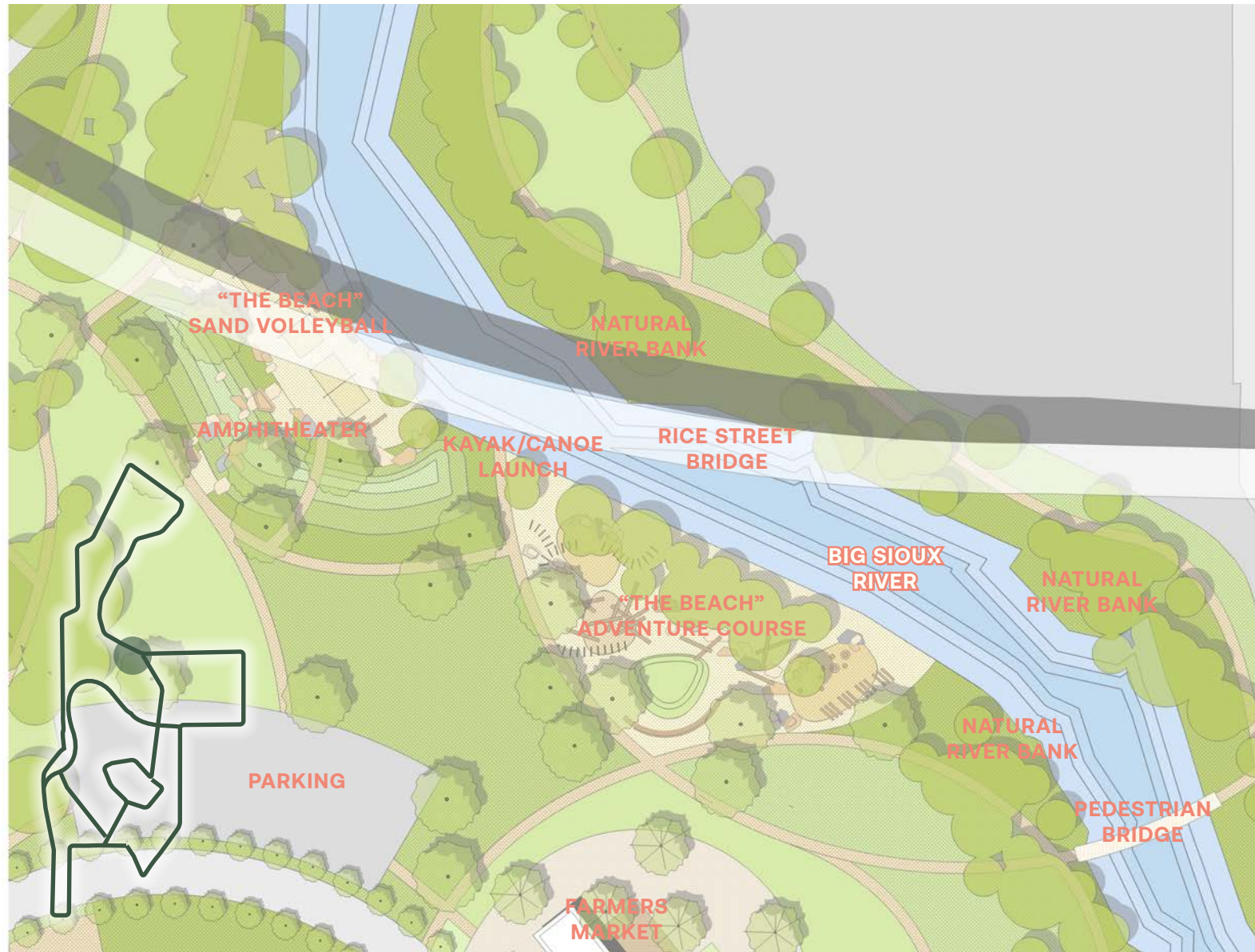


Program | The Stockyards | A Phasable Vision



The history of **The Stockyards** is an important piece of the downtown Sioux Falls timeline, spanning most of the 20th century. New and current technologies have made the physical trading yards obsolete, closing trades at this site in 2009. This area has since been used as parking for the adjacent meat packaging plant. This Master Plan reclaims the site and creates a unique experience for visitors east of the Big Sioux River along a newly realigned Weber Avenue. The Stockyards provide a large arena that would house a Stockyards Museum and Learning Center. Just east of the arena would be a series of livestock barns for swine, poultry, sheep, cattle and other livestock. The structures are surrounded by a plaza and flexible space as well as parking lots to the north and south. Connections to the river and Falls Park Trails are made to the west near educational test crop plots. The site would be an impressive addition to the downtown landscape, providing a new service and making connections to the site's rich history.

Program | Take Me to the River



The proposed Master Plan emphasizes water activation by improving access to safely visit, view, and engage with the Falls and the Big Sioux River. The campaign, **“Take Me to The River,”** focuses on these water contact experiences and opportunities, offering new and unique ways to appreciate this great resource. With the site’s natural topography, there is great opportunity to curate a “natural amphitheater” with picturesque views. Additional proposed spaces along the river include extensive pedestrian trails that support strolling and jogging, overlooks, fishing piers, kayak and canoe launches, sports and adventure courses, and ‘The Beach.’ The Beach is an engineered site where visitors can interact with the water of the Big Sioux River in a safe and controlled environment.

While the master plan will focus on drawing visitors towards the river, the overall health of the river must be elevated and maintained. Wildlife and ecosystems should be provided for with a variety of engineered ecosystems. Water quality should be improved and runoff and erosion of the Big Sioux River should be nonexistent. Without a functioning healthy river, the park would ultimately fail no matter the design and programming.



Program | Take Me To The River

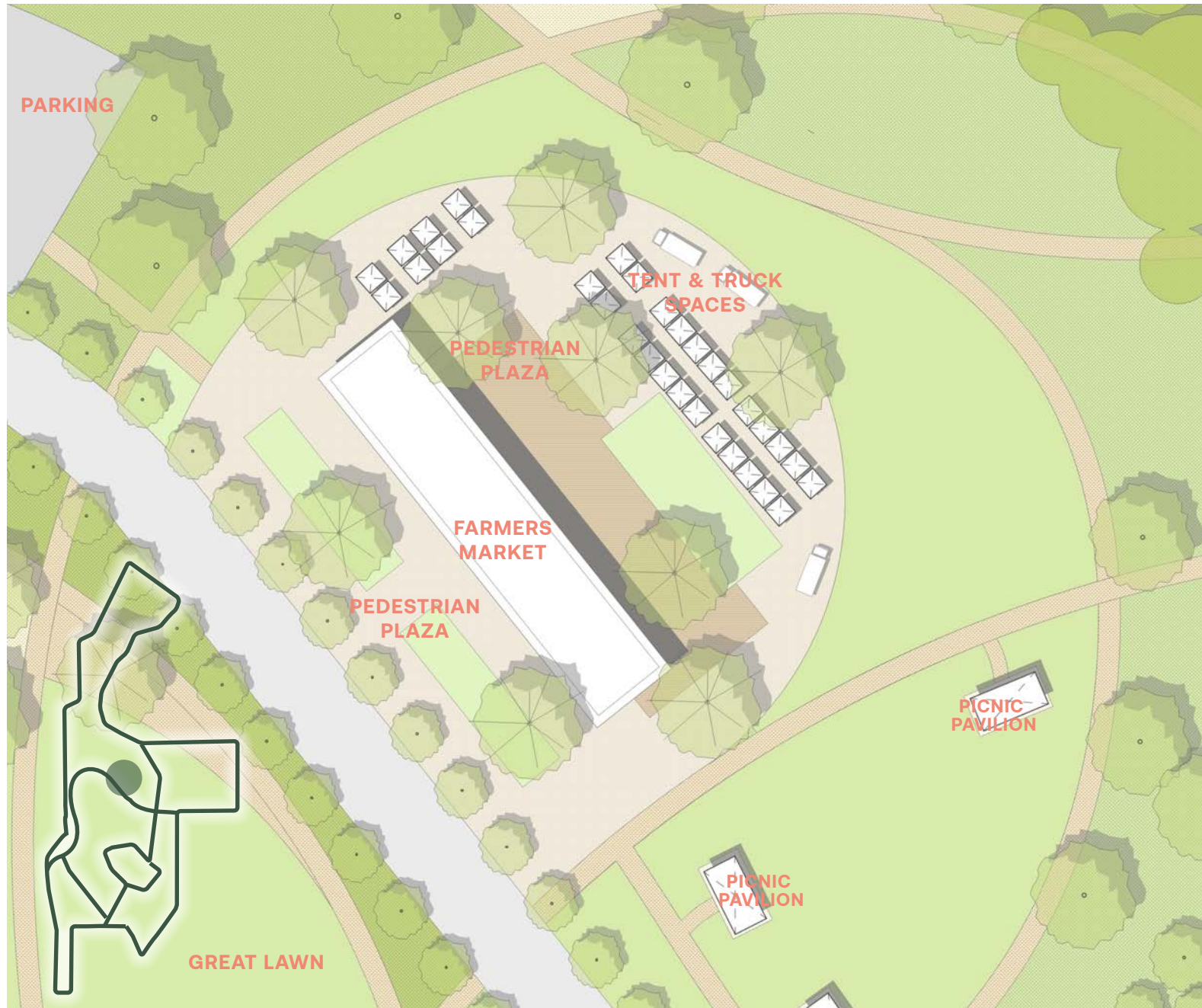
“Instead of turning our back on the river like we did many years ago, we’re now facing the river. We are really trying to embrace the river as an asset.”
- Don Kearney, Sioux Falls Parks & Recreation Director



Program | Take Me To The River



Program | Wellness Hub



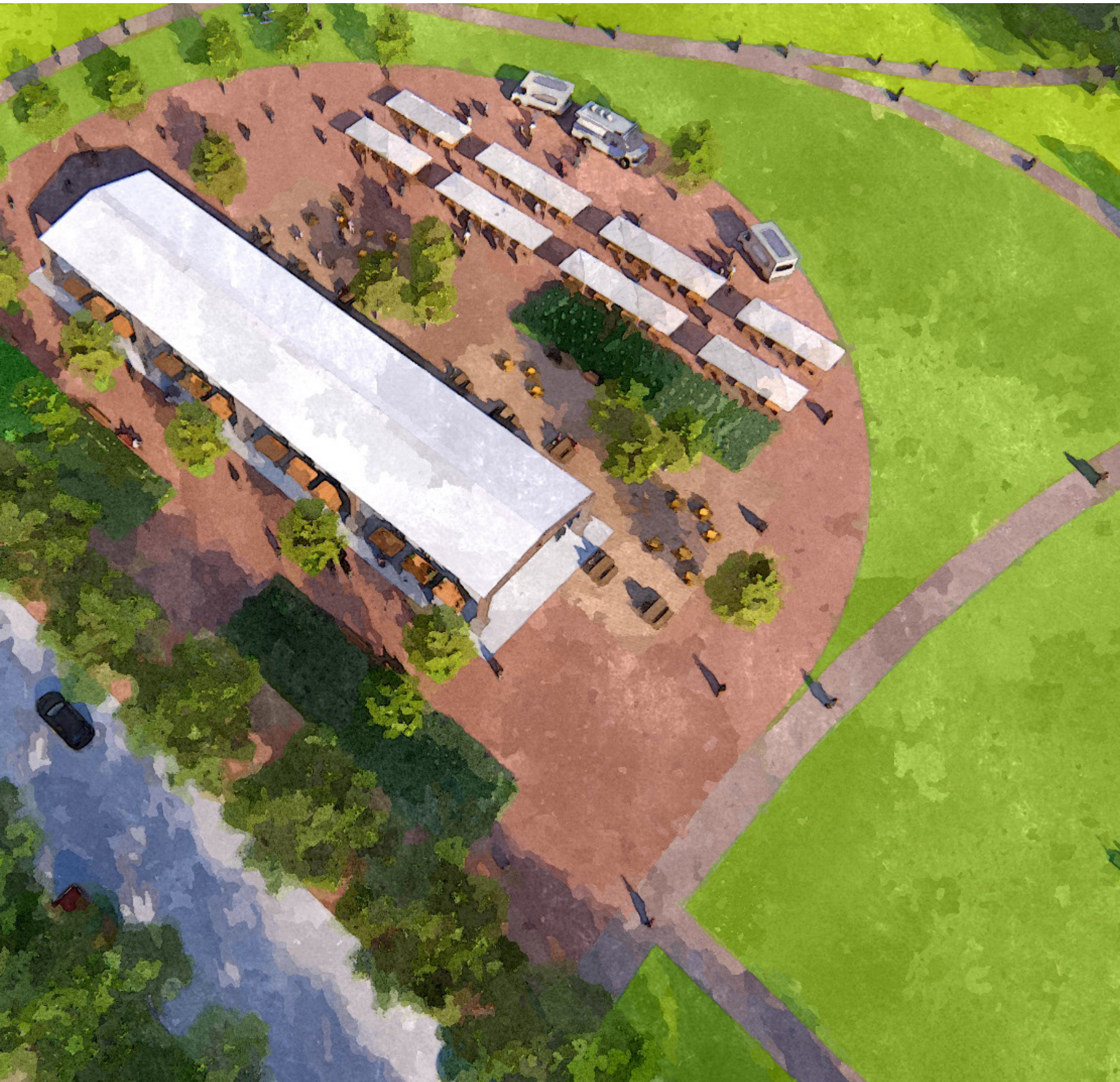
Social ties are important to the wellbeing of people in a community since they can bring positive health effects and community involvement. The **Wellness Hub** is located northeast of The Great Lawn, across Falls Park Drive, and consists of a large open-air pavilion with a surrounding hardscape plaza intended to host regularly scheduled farmers market events and local community events. The site programming is flexible and can also provide opportunities for many different types of private (rentable) and public events. The Wellness Hub also connects to a proposed Community Garden, which is integrated into our design to expand and enrich the creation of social ties and build a greater feeling of community.



Program | Wellness Hub



Program | Wellness Hub



“It is who we are. That’s why the park and falls are on the cover of so many visitors guides. It’s a point of pride for Sioux Falls.”

**- Teri Schmidt,
Experience Sioux Falls
Executive Director**

Program | Wellness Hub



Program | Wellness Hub



Park Activation



**Strategies, Programming,
and Park Engagement.**

Why Activate Spaces

- + Increase attendance
- + Create safer places
- + Encourage new development
- + Create iconic destinations
- + Diversify user groups
- + Generate revenue
- + Establish an identity
- + Build community



Why Activate Spaces



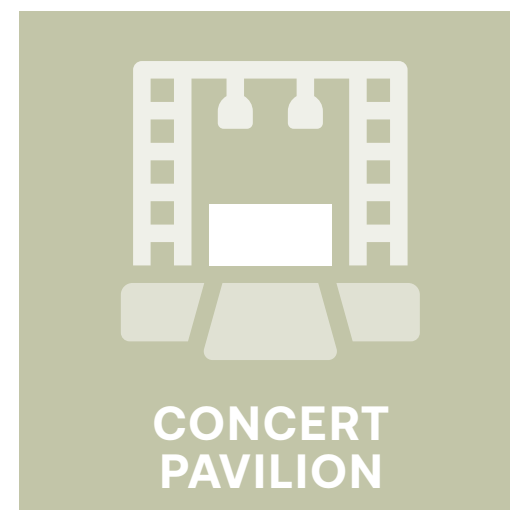
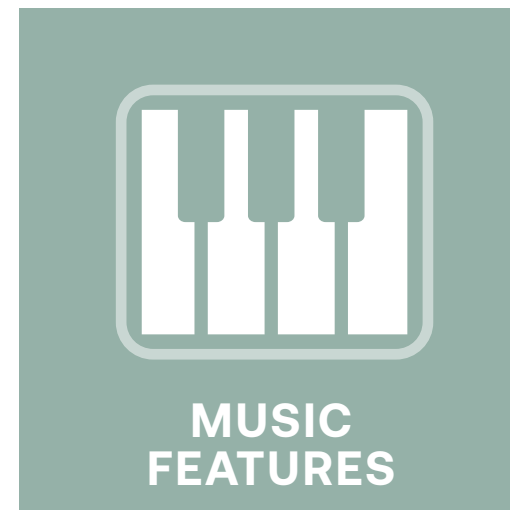
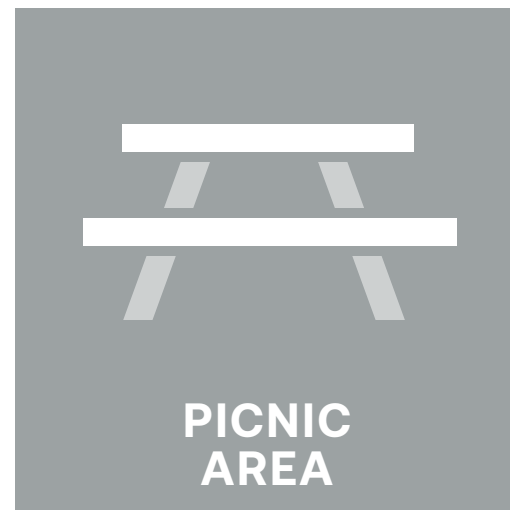
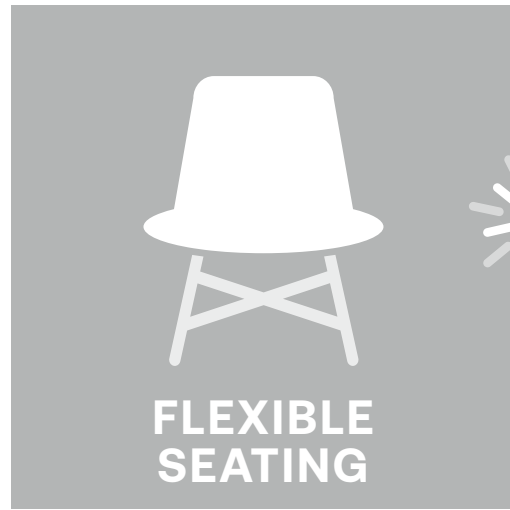
Activated spaces should reflect the culture of the community



Activation Strategies



Programming | Balance Active & Passive Uses



Activation Considerations | Gaming



Activation Considerations | Year-Round Events

FOOD TRUCKS



MARKETS



CONCERTS



FESTIVALS



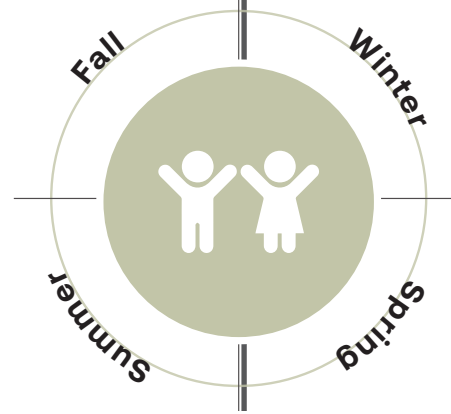
MOVIE NIGHTS



Activation Considerations | Dual Use Spaces / Seasonal Programming



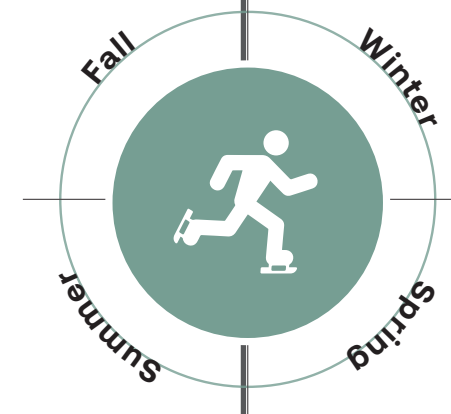
WELLNESS HUB



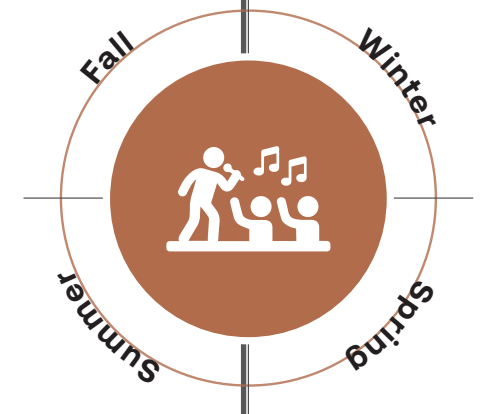
CHILDREN'S PARK



GREAT LAWN



SKATE RIBBON



THE VILLAGE



Activation Considerations | Dual Use Spaces / Seasonal Programming



Falls Park | Estimated Project Phasing & Costs

Falls Park Menu of Probable Costs:

WELLNESS HUB & NORTH FALLS PARK	
Farmers Market	\$1,260,000.00
Market Plaza	\$5,880,000.00
Pedestrian Bridges	\$1,960,000.00
"Take Me to the River" Experiences	\$7,980,000.00
Community Garden	\$1,078,000.00
Parking Lot	\$170,800.00
Parking Lot	\$550,200.00
Driveway	\$3,248,000.00
RV Parking	\$700,000.00
Trails	\$3,318,000.00
* High-Range Total Estimated Phase Costs	\$26,145,000.00
Mid-Range Total Estimated Phase Costs	\$22,223,250.00
Low-Range Total Estimated Phase Costs	\$18,301,500.00

GREAT LAWN	
Great Lawn	\$1,050,000.00
Realign Falls Park Drive	\$7,000,000.00
Falls Park Promenade	\$5,180,000.00
Event Pavilion	\$2,940,000.00
Parking Lot	\$392,000.00
Parking Lot	\$483,000.00
Children's Discovery Playground	\$12,810,000.00
Trails	\$1,365,000.00
* High-Range Total Estimated Phase Costs	\$31,220,000.00
Mid-Range Total Estimated Phase Costs	\$26,537,000.00
Low-Range Total Estimated Phase Costs	\$21,854,000.00

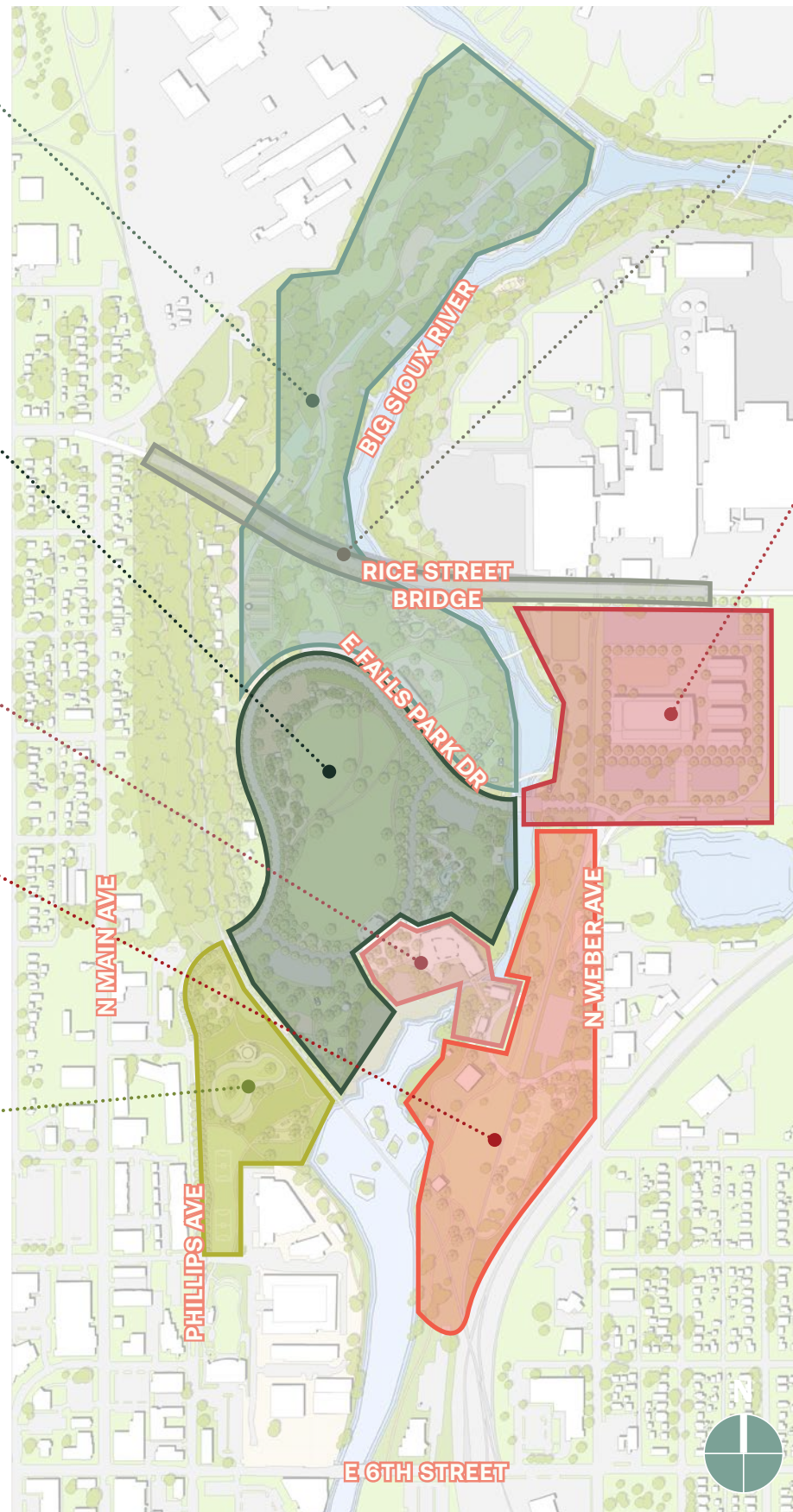
VILLAGE	
Visitor's Center	\$22,750,000.00
Four-Season Plaza	\$4,438,000.00
Pedestrian Viewing Bridge	\$3,500,000.00
* High-Range Total Estimated Phase Costs	\$30,688,000.00
Mid-Range Total Estimated Phase Costs	\$26,084,800.00
Low-Range Total Estimated Phase Costs	\$21,481,600.00

NEIGHBORHOOD	
Viewing Tower	\$11,900,000.00
Queen Bee Mill Pavilion	\$10,220,000.00
Parking Lot	\$728,000.00
Garden	\$1,918,000.00
Event Stage	\$2,380,000.00
Dog Park & Children's Playground	\$5,880,000.00
Athletic Field Area	\$2,100,000.00
Trails	\$1,701,000.00
* High-Range Total Estimated Phase Costs	\$36,827,000.00
Mid-Range Total Estimated Phase Costs	\$31,302,950.00
Low-Range Total Estimated Phase Costs	\$25,778,900.00

FALLS PARK WEST	
Ice Skating Ribbon	(Funding Already Allocated)
Dog Park	\$2,408,000.00
Urban Lounge Spaces	\$5,180,000.00
Athletic Field Area	\$3,500,000.00
Trails	\$1,022,000.00
* High-Range Total Estimated Phase Costs	\$12,110,000.00
Mid-Range Total Estimated Phase Costs	\$10,293,500.00
Low-Range Total Estimated Phase Costs	\$8,477,000.00

FALLS PARK COST TOTALS	
* High-Range Total Estimated Project Costs	\$136,990,000.00
Mid-Range Total Estimated Project Costs	\$116,441,500.00
Low-Range Total Estimated Project Costs	\$95,893,000.00

* High-Range Totals include high-end cost options, finishes and amenities. Mid-Range Totals reflect moderate cost options, finishes and amenities, while Low-Range Totals reflect economical cost options, finishes and amenities.



The Greater Vision:

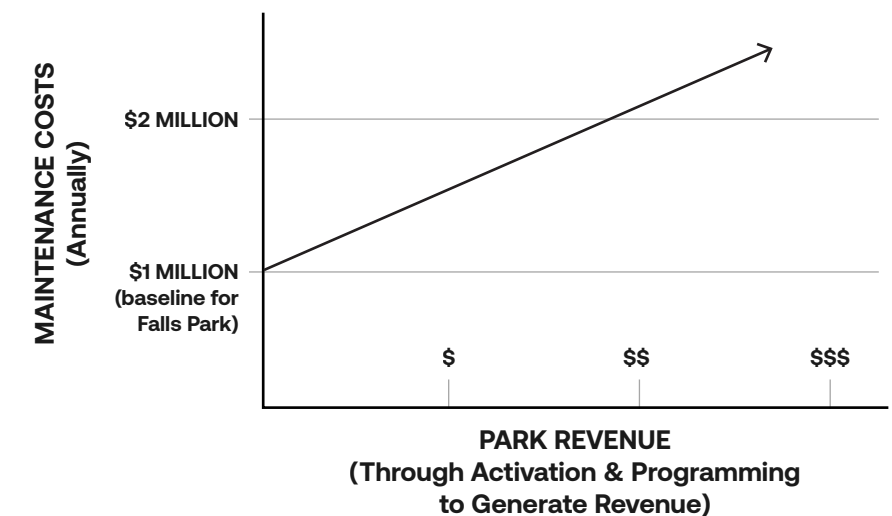
RICE STREET BRIDGE - BASE	
Rice Street Bridge (base)	\$59,500,000.00
* High-Range Total Estimated Phase Costs	\$59,500,000.00
Mid-Range Total Estimated Phase Costs	\$50,575,000.00
Low-Range Total Estimated Phase Costs	\$41,650,000.00

RICE STREET BRIDGE - ADD ALTERNATE	
Rice Street Bridge Upgrade to Suspension Bridge (add to base)	\$126,000,000.00
* High-Range Total Estimated Alternate Costs	\$126,000,000.00
Mid-Range Total Estimated Phase Costs	\$107,100,000.00
Low-Range Total Estimated Phase Costs	\$88,200,000.00

STOCKYARDS	
Realign Weber Avenue	\$5,180,000.00
Parking Lot	\$2,800,000.00
Food Plots	\$910,000.00
Visitor Center / Arena	\$13,580,000.00
Livestock Barns	\$16,800,000.00
Pedestrian / Livestock Plaza	\$4,438,000.00
* High-Range Total Estimated Phase Costs	\$43,708,000.00
Mid-Range Total Estimated Phase Costs	\$37,151,800.00
Low-Range Total Estimated Phase Costs	\$30,595,600.00

Maintenance Costs

Maintenance costs for the complete Falls Park Master Plan are estimated at \$1 million annually, with opportunities to increase as additional programming and events are brought into the park. These costs are intended to be offset by revenue generated from the park. This Master Plan allows for endless programming opportunities and activation, that if implemented would eventually offset operating costs for the city. The more investments made into the park and its programming, the more the park will provide for the City of Sioux Falls, both financially and culturally.



We look forward to discussing project cost modeling, programming, activation opportunities, and revenue generating models that our team has helped cities and parks implement around the country.

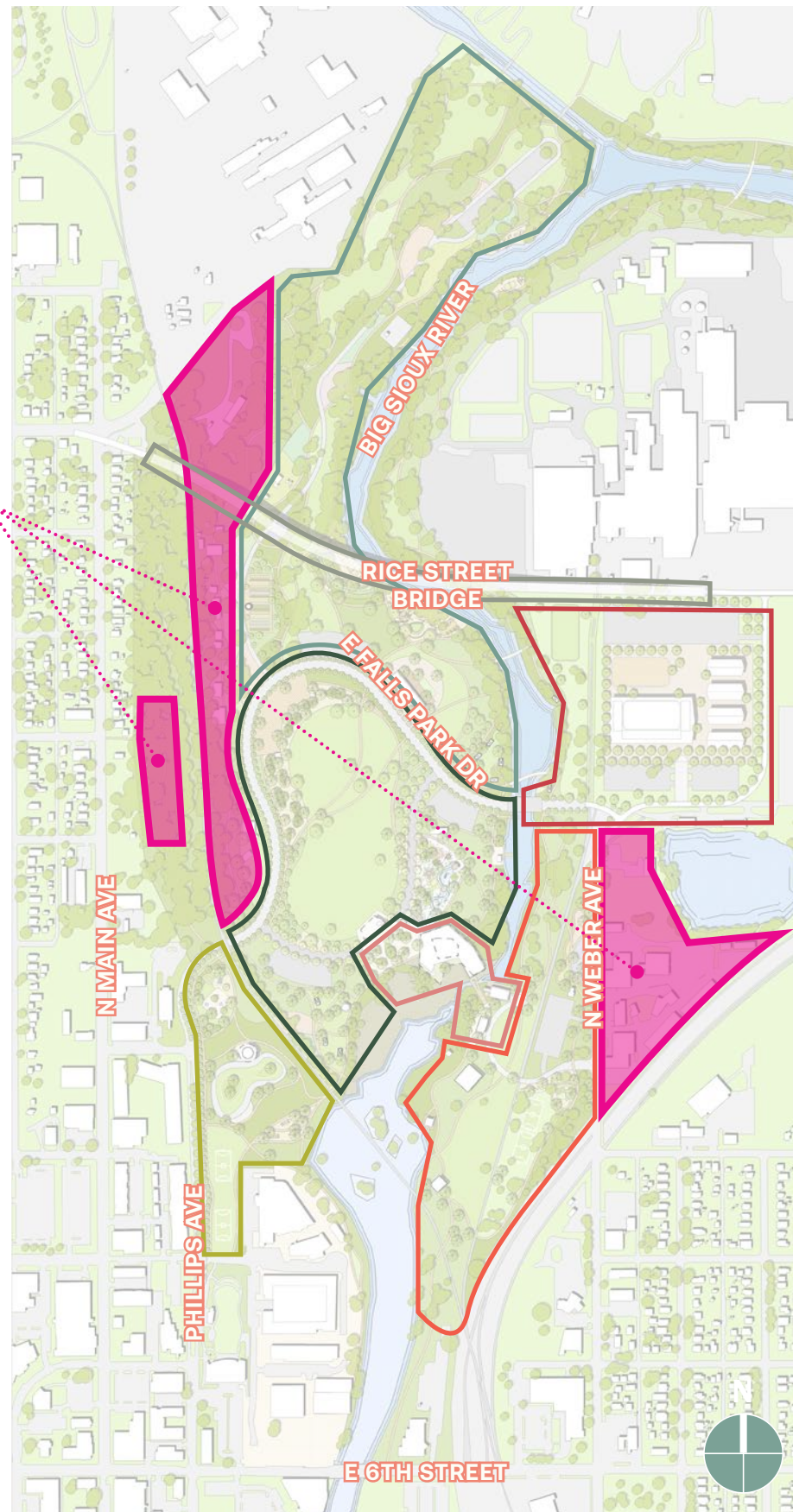
Falls Park | Development Opportunities

“Sioux Falls is a growing city with growing needs, and that requires a clear vision and shared set of goals for success. The One Sioux Falls framework will guide my administration’s efforts to move Sioux Falls forward so we can be better today and be prepared far into the future.”

- Sioux Falls Mayor Paul TenHaken

FUTURE DEVELOPMENT OPPORTUNITIES

The Falls Park Master Plan is a Park-First plan, with an emphasis on Falls Park design and programming. Designing complex and engaging public spaces will ignite private investments directly adjacent the park and serve as a catalyst for not only downtown development, but growth throughout the city.



Conclusion



Falls Park is already an amazing park and natural amenity for all. Its scale offers an extraordinary resource for visitors interested in recreational activities, from strolling, jogging, cycling, and picnicking, to lunch at Falls Overlook Café, an annual visit to the Winter Wonderland, or viewing the famous cascading Falls and Big Sioux River. The future of the park is presented with a unique combination of opportunities and challenges concerning design, ecology, programming, and sense of place.

Taking cues from the region's ecosystem to build from what is there, our proposed Master Plan exploits the site's unique character, topography, and beautiful natural resources with a park-first approach. We focus on enhancing programming opportunities and user experiences to provide for a variety of new uses that draw in locals and visitors alike. Connections to the river are amplified and a revised vehicular and pedestrian circulation system is complete with access points. Each area of the park is a destination unto itself offering unique experiences to park visitors as they move through the entire park. Visitors can create memories and return again and again experiencing new areas, activities and events all throughout the year.

The re-envisioned park will transform Sioux Falls and South Dakota, significantly enriching the culture of the city and attracting growth to the area. It will become a great example of how great public spaces can contribute and energize a city and a region. The architecture and landscape across the different zones will work together to welcome visitors, encourage a sense of place, promote health and well-being, and provide ample opportunities to connect nature and each other throughout the park. Falls Park is the crown jewel of our city and attracts all walks of life. Our vision is for Falls Park to be a reflection of the unique demographics that make up the fabric of our community and truly be a park for all!