



# FALLS PARK



## PHASE 2 PROPOSAL

SUBMITTED BY

CONFLUENCE



WIGENCONSULTING



September 2, 2021

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# A PARK FOR ALL

## Falls Park Introduction to Phase Two

Building upon the strategic plan for SIOUX FALLS FOR ALL our design is focused on a 'Park for All' that prioritizes children, families, and neighborhoods; infrastructure and public space; Jobs and economic opportunity; and government response & resilience.

Falls Park provides the opportunity to re-imagine and re-discover the identity of this central public realm and ultimately, the city itself. Working with the historic conditions, we look within, building upon the park strengths, redefining and eliminating its weakness and articulating the ever-evolving dynamic between city and landscape that has shaped Sioux Falls history.

Our design serves as a blueprint to set the direction for Falls Park and the Downtown as the cultural, civic, retail, and economic heart of Sioux Falls, while creating a great place to live for our current and future generations.

A 'Park for All' provides a framework that will guide future change and investment in parks and the public realm to support growth in Downtown Sioux Falls. Confluences transformative conceptual ideas provide examples of opportunities to further explore through detailed planning, design and implementation process.

Our main approach to the competition is to connect the community.

Our vision is based on our work within the community, we are tuned into at least four main themes that should guide the development of the Falls Park plan.

- Provide engaging multifunctional Spaces within Falls Park that can operated through all seasons.
- Equitable access to Falls Park and its facilities from adjacent neighborhoods and the diverse Sioux falls community.
- Engage and educate the public during the planning of a new future vision for Falls Park and the surrounding area.
- Introduce diverse revenue streams to support park improvements and operations. A signature park is a unique entity, and should be managed differently then other funded City parks.

Our goal is to take the long view approach to vision planning and shaping Falls Park. It is important to consider past lessons and the view of the next generation to build a sustainable and resilient Falls Park that will endure over time. At the same time, our design strategies embrace dynamic social and ecological conditions with permanent solutions and flexible uses to accommodate future needs.

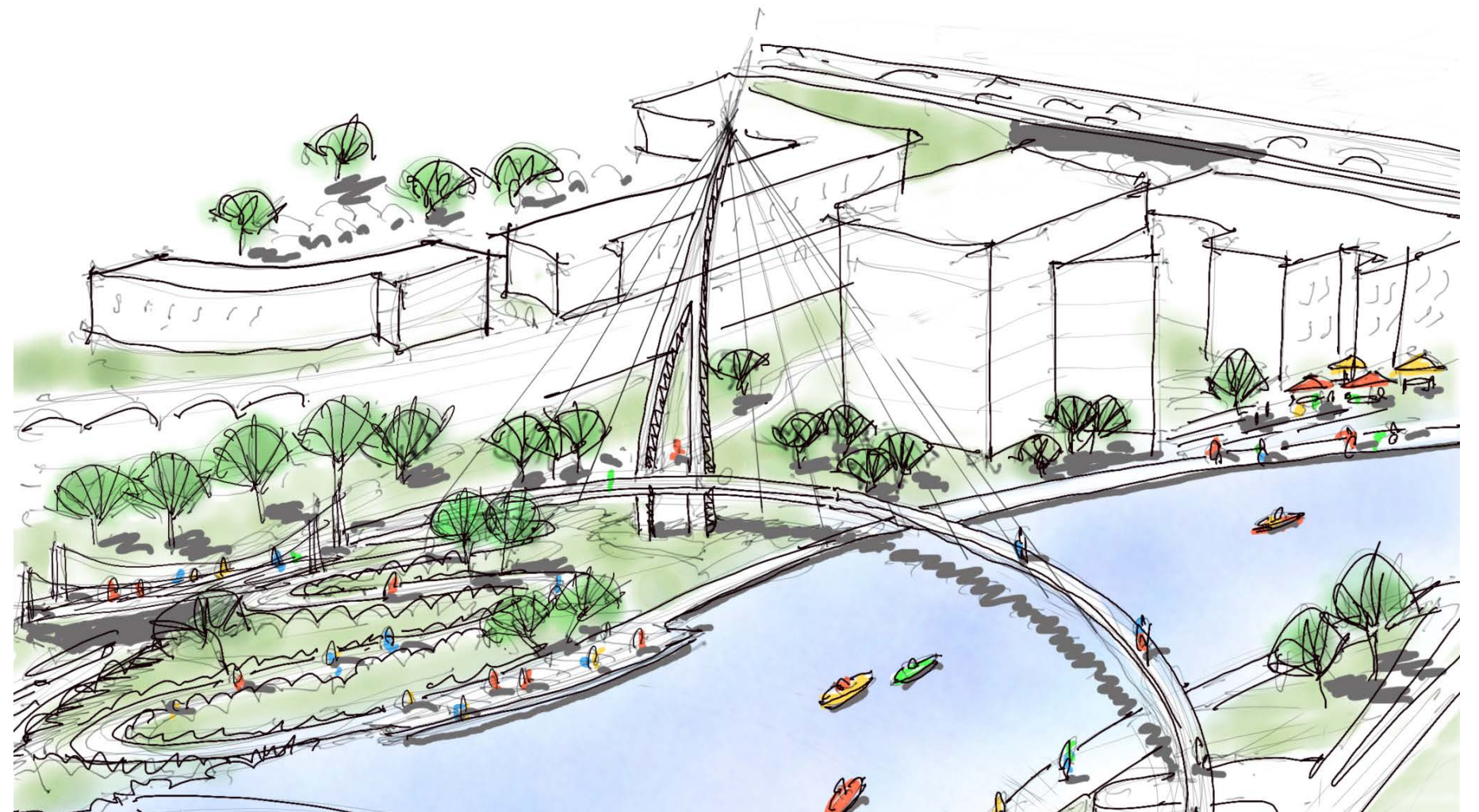
### URBAN CONTEXT AND PHYSICAL CONNECTIVITY

Centrally located adjacent downtown Sioux Falls, the Falls Park Project acts as an "urban connector". From the surrounding city to the neighborhoods across and along the river, the park can link all the adjacent locations via paths and improved corridors for walking and cycling.

The vision created for this park reinforces what makes Sioux Falls unique while tapping into the cultural pulse of the community. The concepts will spark the community's unwavering desire to proceed while also attracting private capital and public-private partnerships to achieve implementation. This Park creates an authentic

one-of-a-kind attraction that transforms first-time visitors into returning visitors, achieving its economic development potential as a catalyst for the Sioux Falls community. The park requires planning and funding for on-going creative park programming, operations and maintenance activities, and opportunities for civic organizations and community groups to easily participate in activating the park environs.

The project design and vision align with the ONE SIOUX FALLS framework to ensure the park continues to provide for an excellent quality of life. To the extent possible, this design addresses and compliments each of the four identified focus areas: safety and health, accessible housing, workforce, and engaging people. Our team has explored options that include jointly planning for enhancement of the park in conjunction with new adjacent land uses and development opportunities.



## GROWING FROM THE RIVER

So many cities have found that their river is a core asset that is no longer central to daily life. Often the river takes us along the back of everything—behind houses and industry, behind empty lots. Current development has become a catalyst to carefully considered new investment by making the river a place of health and safety, a destination, and a part of many daily lives. There are numerous areas in our Master Plan of Falls Park where investment will add benefits to existing neighborhoods, downtown and to specific redevelopment sites.

To serve the above end, we propose new bridges to help reconnect long sundered neighborhoods to and through the park for pedestrians and bicycles. It is paramount to include a high level of visibility to preserve and enhance views and the experience of the river and the falls. We also explore the potential expansion of the park to integrate additional property by using site planning techniques creating relationships and/or buffers between the park and surrounding properties.

Properties along Weber Avenue to the east of the park provide the potential for future redevelopment that could include an arts and culture influence. The existing quarry is envisioned as a potential location for the development of an “Adventure Park” and their other parcels that begin to transform the park edges and integrate a variety of new and exciting uses and relationships.

## PARKS MASTER PLAN INSIGHTS

Members of our team led the development of the City’s recent Parks Master Plan and community engagement process. Several insights were gleaned from the process that helped us shape the future development program and new

offerings within Falls Park to address the community’s needs.

**Further Development:** The community survey indicates 82% of respondents were supportive of further development of Falls Park. The top two expressed improvements were expanding trails to and through the park and improving access to the Big Sioux River.

**River Water Quality:** One consistent theme were comments about the poor water quality in the river. Our team offers potential solutions and alternatives to address this issue. Improving interaction with and access to the river as a major amenity is a key factor in our team’s design approach.

**Adventure Areas:** Opportunities for the development of outdoor adventure areas and programs have been explored, including identified zones for extreme sports and warrior race events. This also includes outdoor camping, backpacking and nature programs.

**Navigation and Circulation:** Additional access to, and potentially through, the park has been explored in conjunction with new pathway and roadway improvements. Modifications to existing vehicular circulation patterns open new opportunities for park development and programming while also encouraging slower vehicular traffic speeds to improve safety of pedestrians and bicyclists. Parking facilities have been expanded and pedestrian bridges and walkways have been expanded and added to encourage alternative modes of transportation and improved connectivity to the park.

**Farmers Market:** The Saturday Farmers Market is an extremely popular attraction; we have built upon this success to further enhance the experience and integrate other amenities and attractions while developing a stronger connection to the overall park.

**Play Areas:** We have added more regional playgrounds, shelters, and year-round programming to activate major park facilities throughout the year and Falls Park will play a large role in serving as a showcase for the types of interactive park facilities that can be explored for use and deployment in other parks throughout the system. The goal of providing the community with equitable access to parks facilities while also creating an achievable financial model for constructing, maintaining, and operating these new park facilities were key factors in this design and planning.

**Resiliency:** Falls Park will be a system that is resilient to a changing city and climate, enabling a rich culture and heritage, activating a healthy community, and sustaining the interplay of people and place. We imagine a mingling of parks and recreational uses, ecologically sound design solutions, responsive engineering, diversified programming, improved water quality, a range of opportunities for personal experiences and gatherings, all tailored precisely to their place along the river and their connection into the downtown and surrounding neighborhoods.

## A PARK FOR ALL

A ‘Park for All’ is the pivotal step in achieving this Vision. Our design integrates and balances many forces and factors into a cohesive, connected, and accessible river park. Our most important inspiration is to develop places, spaces, venues, connections, and movements that enable the broadest possible range of personal experiences. The river will once again become central to life in Sioux Falls, as it was for the early settlers. Falls Park will invite people to experience it in new ways. Our design activates the river by adding pathways, places to stop and be alone, places to be together with others; places of restored nature, places to play interact with the water, places to gather and perform, places to celebrate, to see and be seen.

The words, images and ideas that are in this submittal are just the start. We believe that design grows through communion with people and place. And while we have spent time in the place and experiencing the people, the limited calendar of a design competition does not allow the dialogue, the stories and the understanding that comes from listening. We have done and promise to continue doing our best and look forward to engaging in deeper dialogue with you and the community and do even better.

# THE FALLS

NAMESAKE OF THE CITY



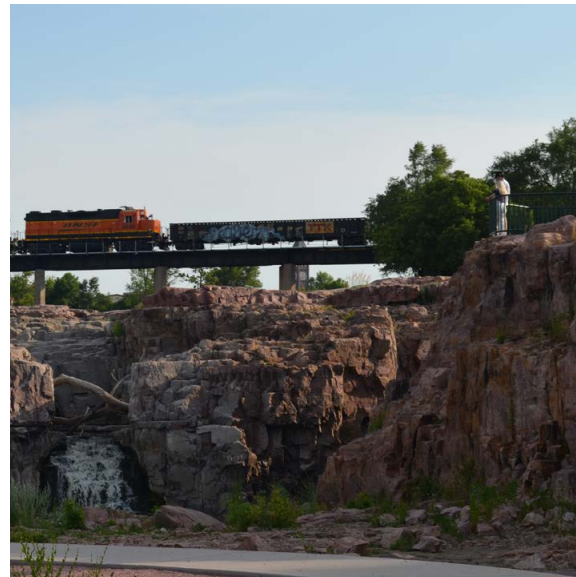
# FALLS PARK

## AS EXPERIENCED TODAY

With nearly a million visitors a year, Falls Park has continually proven to be one of the region's best destination parks. A resounding theme has emerged during our on-going involvement with the Sioux Falls community—"Please **DON'T significantly change the heart of the park**, but improve the overall experience and improve connectivity with the surrounding area."

While the park has seen many refinements over the last 30 years, there is significant potential for it to become an even more iconic place to serve the community. **The new master plan must enhance the character and quality of its offerings** while bolstering Sioux Falls' namesake park to shine even brighter.

Our team embraces this opportunity to enhance the park with a spirit of collaboration, creativity and celebration. We submit this conceptual framework plan to illustrate how we "think big" to position this special place as a Park For All.





# HISTORY & CULTURE

## RECOGNIZING THE PAST

14,000 years ago, glaciation permanently changed the face of the regional landscape. As the Wisconsin Glacier melted, underlying quartzite bedrock was exposed and the Big Sioux River and resulting falls were formed.

The site was inhabited for thousands of years by the American Indian tribes of Oneota, Dakota, and Lakota before the Lewis and Clark expedition of 1804 first described the 'Soues River'. The influx of early European settlers and the resulting conflicts with the native people would shape the next fifty years of early Sioux Falls' development. By 1870, the Indians had retreated and the burial mounds along the river bluffs remained the only trace of indigenous people at Falls Park.

Today, there is nearly no trace of the early indigenous people and culture of Falls Park. We'll work with the Siouxland Heritage Museums, the Center for Western Studies at Augustana, and local stakeholder groups to uncover the whole story of the park's history, and to share those unique heritage stories with all who visit.



A billion and a half years ago, sediment deposits were exposed to heat, pressure and weathering, forming the Sioux quartzite bedrock that is prevalent on the site today.



Sioux Falls, 1863



Sioux Falls Surveying Party, 1875



The falls and Seney Island were a popular site for recreational activities in the early 1900s, until the development of more favorable McKennan, Sherman and Terrace parks.



The early falls were viewed as a useful, inexpensive power source. Development turned its back on the river, and the water carried away the wastes of industry.



Cattle Below Falls Park





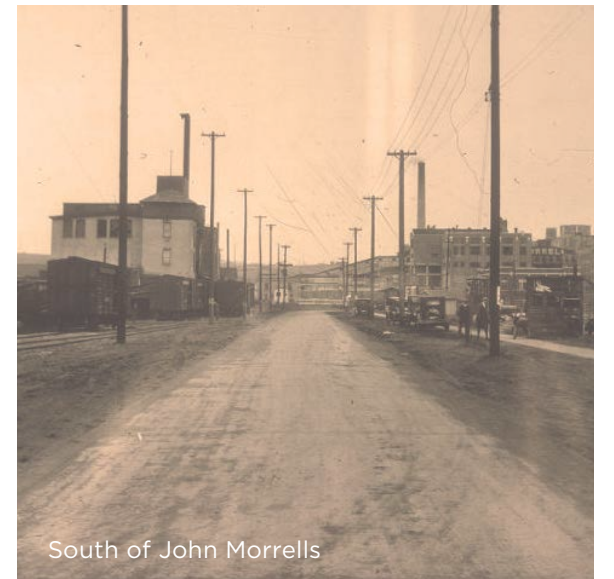
In the last century, development adjacent to the falls has been focused on harnessing the power of the falls and river; the power of the falls served as the impetus for the Queen Bee Mill, drake polishing works, and Sioux Falls light and power company. Industrial success spurred the development of the railroads in the area, which in turn led to further development near the falls.



Sioux Falls Steam Plant, 1934



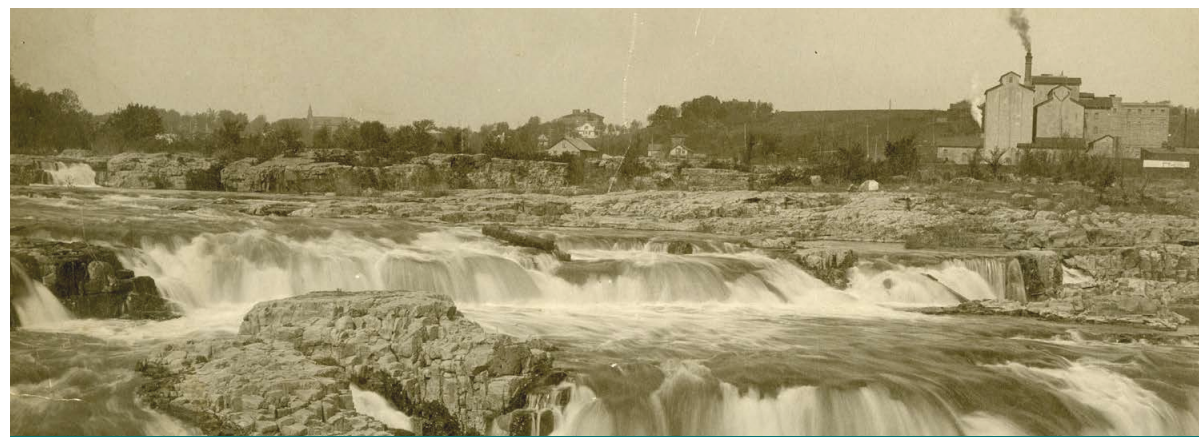
Ice Skating At Upper Falls



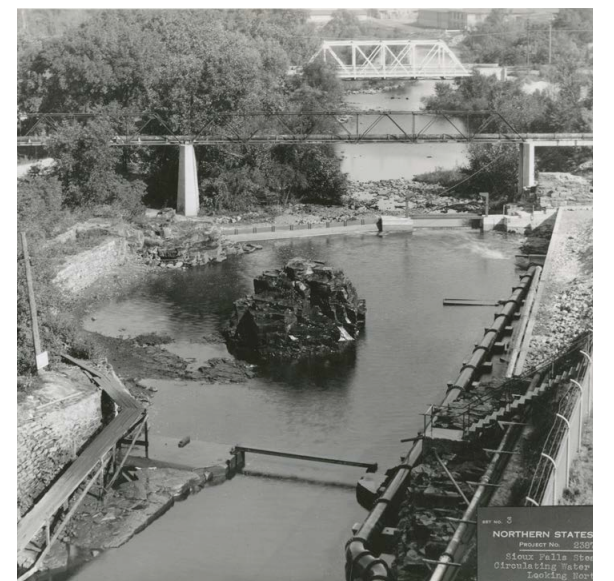
South of John Morrells



Images Courtesy Siouxland Heritage Museums



By the late 1970s, industry in the area had slowed and the area around the falls became a neglected park. Thirty years later, the River Improvement Society, led by Hazel O'Conner, championed for the restoration of Falls Park. Improvements over the years cleaned up the park, created a Visitor's Center and improved site access, parking, walks and connectivity.



# AUTHENTICITY

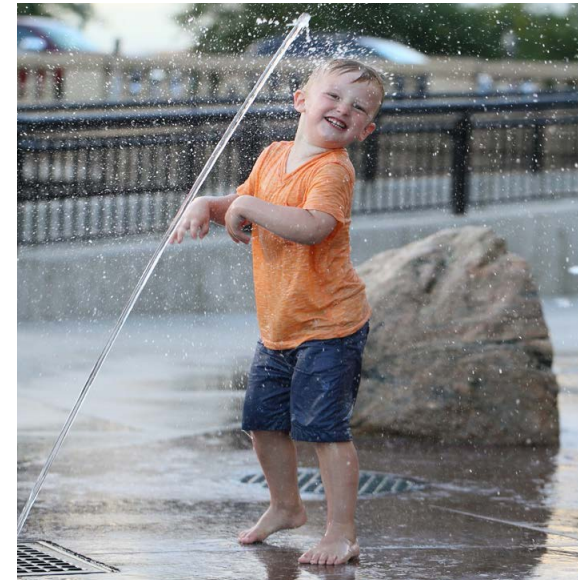
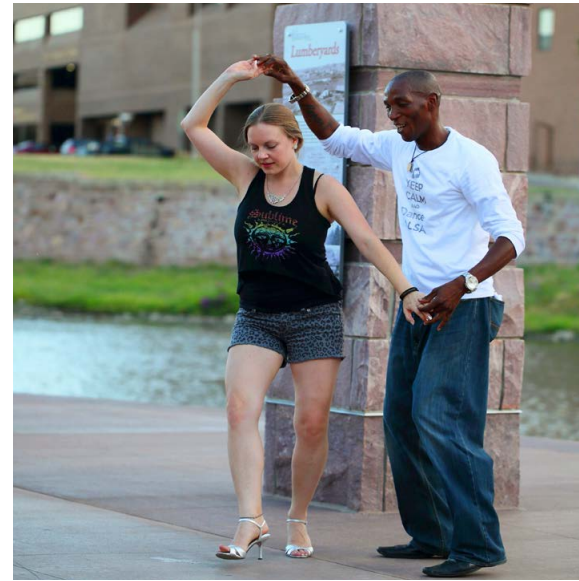
## THE PEOPLE OF SIOUX FALLS

Confluence understands what makes Sioux Falls unique beyond its foundation of solid quartzite bedrock. Our citizens make our community special. We intend to develop a master plan that responds to their wants, creativity and personality.

**Falls Park should be a reflection of the entire community.** As one of the leaders of our planning team, Sioux Falls native Jon Jacobson will assist in developing that vision.



Image Credit Little White Dog





# THEMES

## UNDERSTANDING CONTEXT

Based on our work within the community, we are tuned into at least four main themes that should guide the development of the Falls Park plan.

PROVIDE ENGAGING MULTI-FUNCTIONAL SPACES WITHIN FALLS PARK THAT CAN OPERATE THROUGH ALL SEASONS.

EQUITABLE ACCESS TO FALLS PARK AND ITS FACILITIES FROM ADJACENT NEIGHBORHOODS AND THE DIVERSE SIOUX FALLS COMMUNITY.

ENGAGE AND EDUCATE THE PUBLIC DURING THE PLANNING OF A NEW FUTURE VISION FOR FALLS PARK AND THE SURROUNDING AREA.

INTRODUCE DIVERSE REVENUE STREAMS TO SUPPORT PARK IMPROVEMENTS + OPERATIONS. A SIGNATURE PARK DOESN'T LOOK LIKE OTHER PARKS, SO IT CAN'T BE MANAGED OR FUNDED LIKE OTHER CITY PARKS.

# DISCUSSIONS

## WHAT WE ARE LEARNING

Our team has interviewed select individuals as part of our competition design process. They served as an initial focus group for our concepts and are just one cross-section of community leaders that could be engaged in the final master plan development process. The following are highlights of some of our interviews:

As a principal land and recreation stakeholder within and adjacent to Falls Park, the Stockyards Ag Experience looks forward to partnering with the City of Sioux Falls to creating a dynamic vision for our community's namesake park.

**Paige Person Meyer - President, Stockyards Ag Experience Board of Directors**

Levitt at the Falls' mission is to build community through music and what makes the free concerts at the Levitt so successful is the spirit of community at the heart of our mission. Now, as our city leaders envision a future plan for Falls Park, we hope that they will prioritize creative placemaking with flexible spaces adjacent to the Levitt that will invite collaborative programming for the benefit of our entire community. By working together in adjacent greenspaces, the Levitt and our local cultural nonprofits can capitalize on our local community's assets, inspiration, and potential, with the intention of creating a safe and welcoming space for everyone.

**Nancy Halverson - Executive Director Levitt at the Falls**

As an adjacent landowner, we appreciate being involved in these discussions, and we are excited to see the City's continued commitment to improving the Downtown and Falls Park areas. We look forward to working with all stakeholders in developing a master plan that creates opportunities for the general public and private businesses.

**Justin Howe - President of Howe Plumbing / Heating & Falls Park Neighbor**

"Downtown is the heart of our community. As a downtown resident, I see every day that visual arts are a huge draw for visitors. And of course, they enhance the quality of life for those of us who live here. I think visual arts must be a key part of the Falls Park master plan."

**Joe Kirby - Kirby Dog Park Donor & Downtown Resident**

Currently, Falls Park does not feel as connected to our downtown community as it needs to be. Admittedly, it has improved with the addition of Falls Park West and the Levitt Shell, however, more needs be done to draw the millions of visitors from Falls Park to the commerce of downtown. The strategic use of infrastructure (e.g. the River Green Way) can do this physically, but if done creatively, can also provide meaningful programming areas (e.g. the event space by Cherapa Place) that strategically draw visitors from Falls Park into the retail and hospitality district of our downtown. This will make for a stronger visitor experience to Sioux Falls and positively impact the economic impact.

**Mike Hart - Owner of Fresh Produce & Downtown Advocate**

The Falls Park Master Plan must build on the success of public projects like the Downtown River Greenway, Kirby Dog Park, Main Ave Road Diet, and the continued private reinvestment in our downtown in areas like the Arc of Dreams, Steel District, Raven Campus and Railyard Flats. Falls Park is the heart of our city and should be reflective of our city's progressive ideas about community, public entertainment, and private development. Confluence has been a part of all these projects and will be able to leverage their local knowledge to benefit the master plan development.

**Dan Statera - SR VP of First Dakota National Bank / Former Executive Director of DTSF**

"We have seen how small, neighborhood dog parks can be great people spaces, bringing neighbors together. We hope more of them will spring up in Sioux Falls at existing parks."

**Jennifer Kirby - Kirby Dog Park Donor, Levitt at the Falls Board of Directors & Downtown Resident**

"Downtown is singularly the best place to live, work, and play in Sioux Falls. It is play, however, that is perhaps the most important factor of the three, for that is when people engage their imaginations, discover possibilities, and fall in love with the magic of Downtown Sioux Falls. Activating Falls Park West will entice and engage people with opportunities for play, which will pay dividends for decades to come by framing lasting memories for families and building a greater sense of community like never before."

**Joe Batcheller - President Downtown Sioux Falls**

Confluence is the leader of landscape design in our community, and as a long-time partner of Lloyd, we receive the benefit of their good work not only on our projects, but throughout the City's parks, streets, and recreation for all to enjoy. Beginning with the design and vision of the River Greenway, their work carried throughout downtown and Uptown at Falls Park, and to reach the full potential of creating a center of community, Confluence is without any doubt the team capable of designing a place where business, living and visitors from all parts can enjoy an integral part of our quality of life - the continued activation and long-time investment into Falls Park.

**Chris Thorkelson - President & CEO of Lloyd Companies / Steel District Developer**

Our company has been next to Falls Park over 30 years and we have enjoyed seeing its success. We are invested in its next steps for growth and hope to be an integral part of the new plan.

**Lance Dunlap - Owner of Quality Welding & Falls Park Neighbor**

Falls Park is one of our important elements that we use to explain our city's appeal and vitality to the country. It is a symbol of continual renewal. The new plan must accommodate more tourist and visitor usage while maintaining an increased focus on activities and entertainment for our residents.

**Teri Ellis Schmidt - Executive Director of Experience Sioux Falls**

Sioux Falls Thrive and its partners have been collaborating for more than a year in the Laura B. Anderson Elementary School attendance areas. We're demonstrating the positive effects of community collaboration when it comes to filling service gaps like access to food, after-school care, and affordable housing.

Parent work schedules and limited access to opportunities leave many of these students on their own during out-of-school time. Therefore, a key outcome has been a new, affordable after-school program that will be available for free or at a drastically reduced rate for as many as 60 LBA students. Read more online here: <https://siouxfallsthive.org/after-school-program-lba/>

Through all this, I've learned that transportation and accessibility are critical issues for these families. And I think they are barriers to Falls Park and other adjacent amenities.

Our research has shown these neighborhoods are among the highest rates of households in Sioux Falls that receive SNAP benefits and access food from Feeding South Dakota. We also know that SNAP households are less likely to drive themselves, and more likely to get rides, walk, bike or take public transportation. (Source: <https://siouxfallsthive.org/wp-content/uploads/2018/12/Food-Security-and-Food-Systems-Dec.-2018.pdf>)

Additionally, these neighborhoods are heavily populated by foreign-born households — at least 15 different languages are spoken by families represented at LBA. And 15% of those families do not have a vehicle. (Source: [https://siouxfallsthive.org/wp-content/uploads/2017/04/Affordable\\_Housing\\_Needs\\_Assessment\\_2016.pdf](https://siouxfallsthive.org/wp-content/uploads/2017/04/Affordable_Housing_Needs_Assessment_2016.pdf))

Traffic on Cliff Avenue and Rice Street is a hazard for kids walking or riding bikes. Even if they could get there, think of the truck traffic at Smithfield. I know these parents. There is no way they will let their precious children venture into that crazy world.

Consequently, many of the children whose homes are closest to Falls Park have no access to it. I would venture to guess they don't even know it exists and that breaks my heart: think of the Levitt concerts, Farmers Market, and other activities that these families are missing!

**Michelle Erpenbach - President Sioux Falls Thrive**

Thoughtfully planned, site-specific works of art and design features act as powerful tools to authentically express our unique local history, cultural identity and community narrative. They can transform green spaces from land designed primarily for outdoor activity and civic gathering, into opportunities to develop meaningful social connections, to encourage education and dialogue, to foster community-building and memory-making, and to establish a truly unique sense of place. A collaborative design process driven by professionals who possess a deep understanding of our community, and inclusive of members of our artistic and creative community, will result in a spectacular one-of-a-kind experience for all who visit.

**Ivy Oland Dandar - Sanford Health Head of Environmental Design & Downtown Resident**

The Sioux Falls Parks System embodies the love we all have for the unique outdoor public spaces that exist throughout our community.

There is strong potential for individuals and families to invest their financial resources in the physical features of parks. In doing so, they not only ensure the continuation of our parks' enduring qualities, they also establish a legacy of care that will benefit future generations; their namesake tied to our community.

It's important to know not all expenditures on parks are created equally in the eyes of donors. Thoughtful planning that creates opportunities for donor investment in signature parks and prominent park features will help attract philanthropic dollars to ensure the Sioux Falls Parks System remains a crown jewel.

**Andy Patterson - President / CEO Sioux Falls Area Community Foundation**

Twenty years ago the Washington Pavilion had just opened its doors, and the State Theater was shuttered. The Levitt, Sculpture Walk, and the Arc of Dreams didn't exist. We are in need of the leadership, vision and commitment for the next 20 years for the arts. We now have the momentum. This is not a time to be complacent!

**Paul Schiller - Arc of Dreams Board & Downtown Advocate**

# WHO IS OUR AUDIENCE

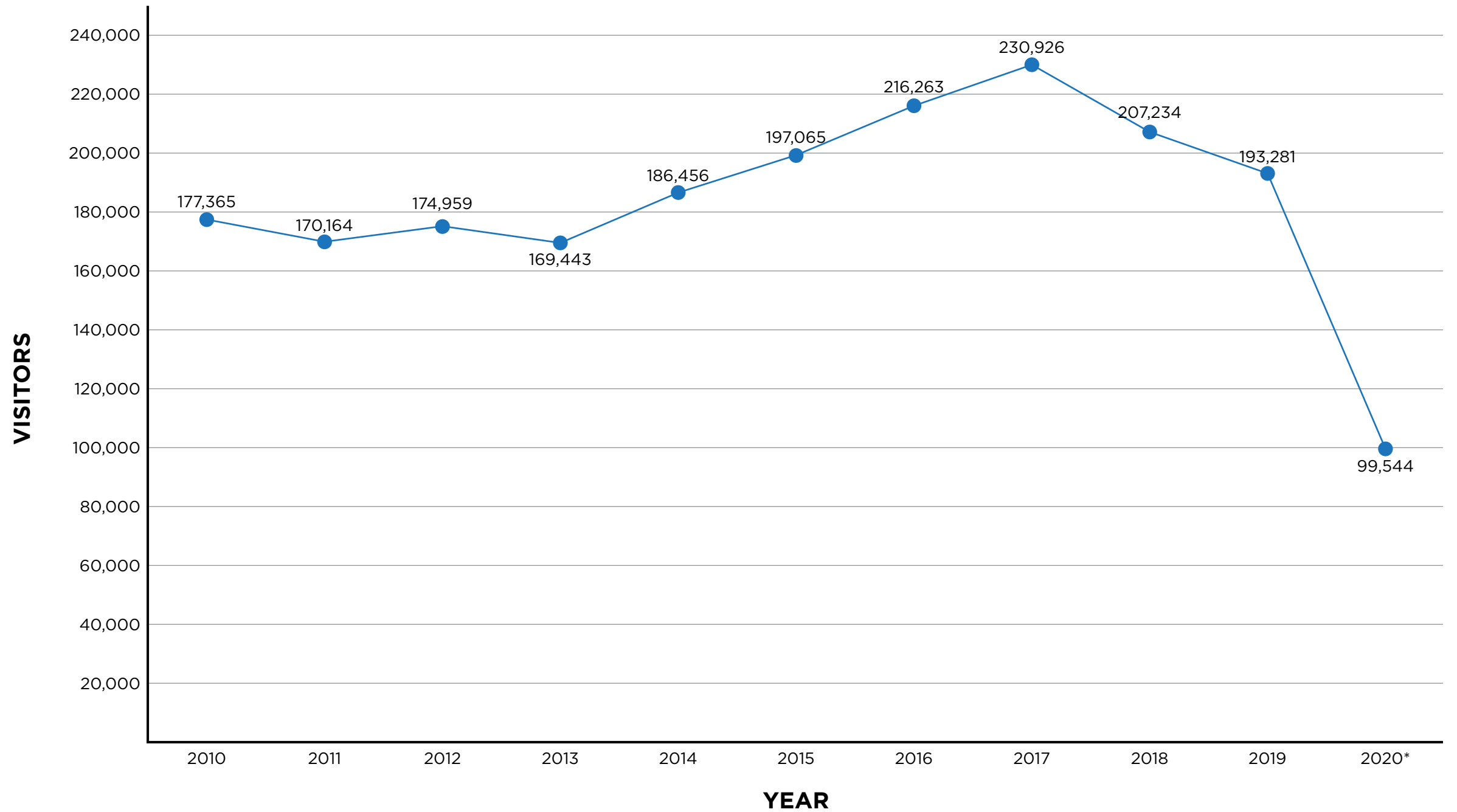
## VISITORS OF FALLS PARK

Who are the people of Sioux Falls?  
Who are Falls Park neighbors?  
And who visits Falls Park?

**2017 was the highest peak of visitors**

Top 10 states where visitors are from:  
Minnesota, South Dakota, Iowa, Wisconsin,  
Nebraska, Missouri, California, Florida & North  
Dakota

As of July 30, 2021 Minnehaha County has  
accounted for \$483,457,604 of South Dakota's  
total of \$1,216,507,710 visitor spending (40%)



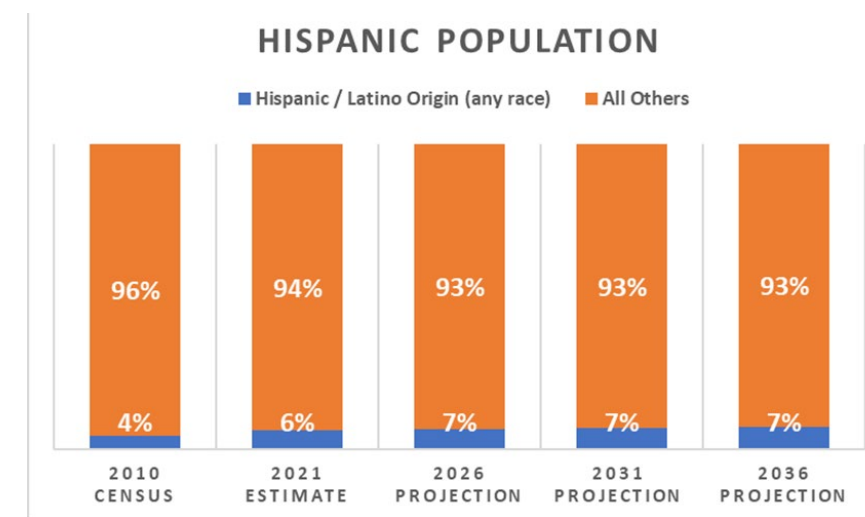
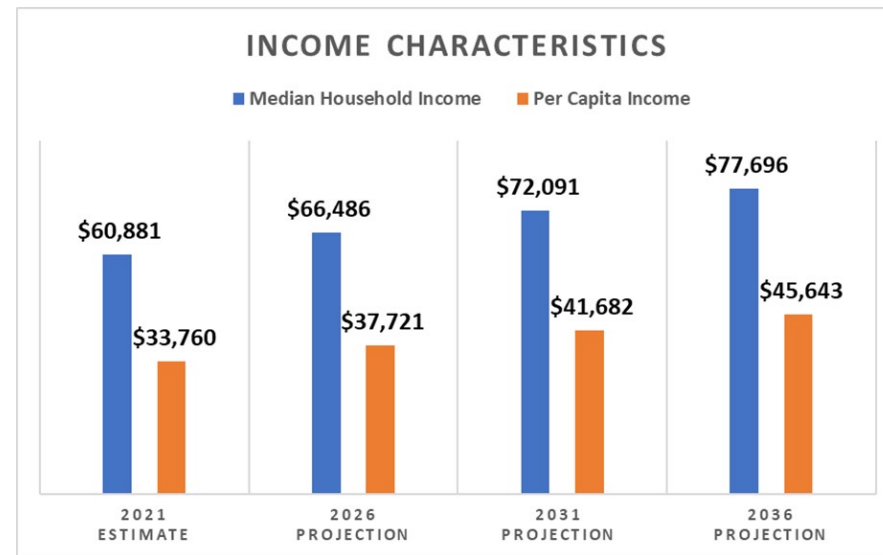
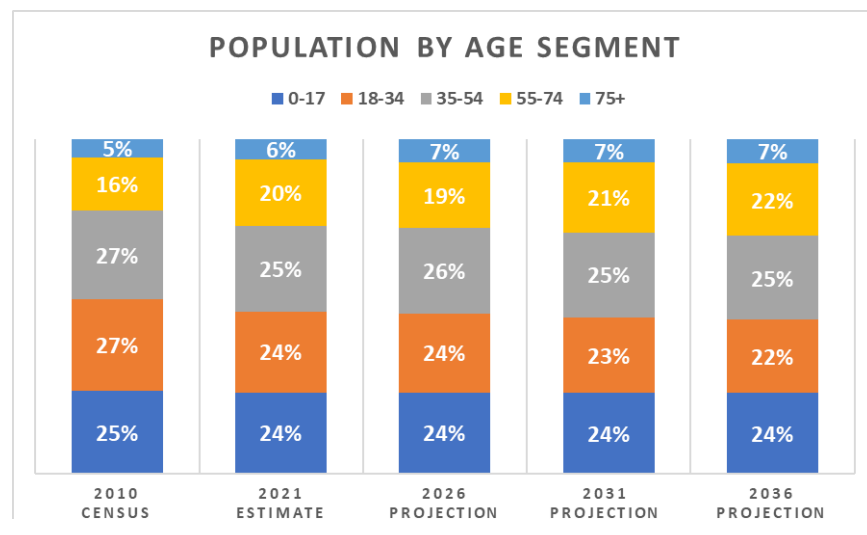
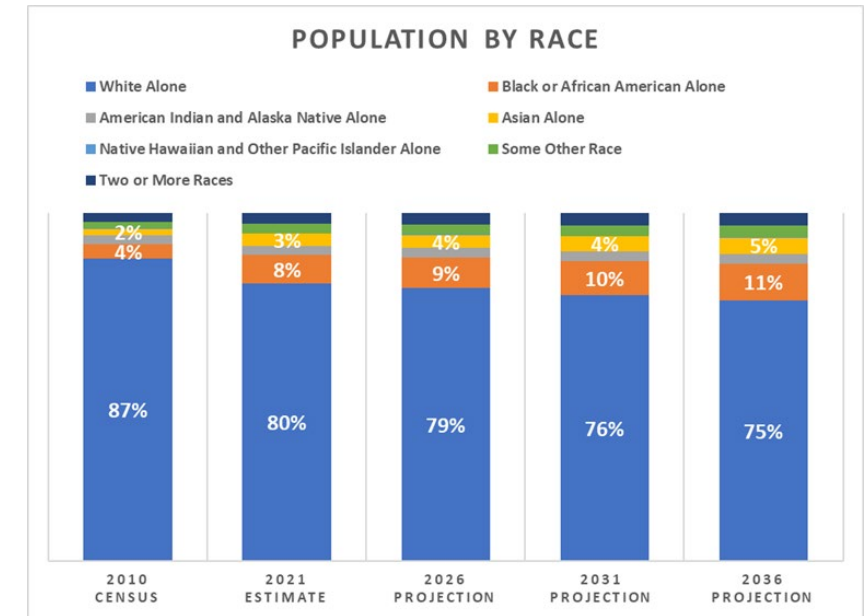
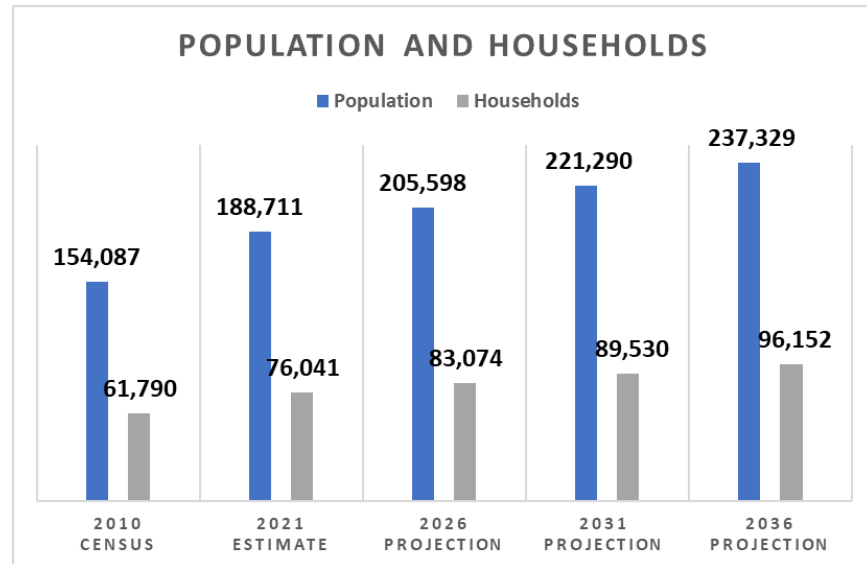
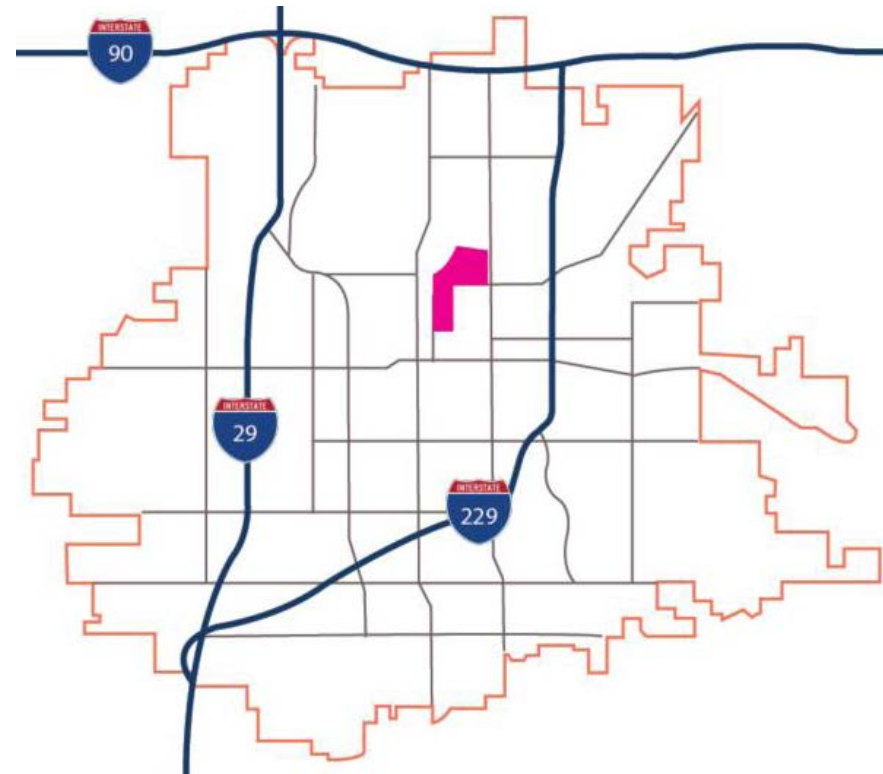
**Source: Experience Sioux Falls**  
\*The corona virus pademic happened during 2020

# WHO IS OUR AUDIENCE

## VISITORS OF FALLS PARK

### THE SIOUX FALLS COMMUNITY

- Population and households are rapidly growing
- Wide-range age segment
  - 55+ age segment will be nearly 30% by 2036
  - 46% will be 34 or younger by 2036
- Population diversity is slowly increasing
- A continued growing median household and per capita income



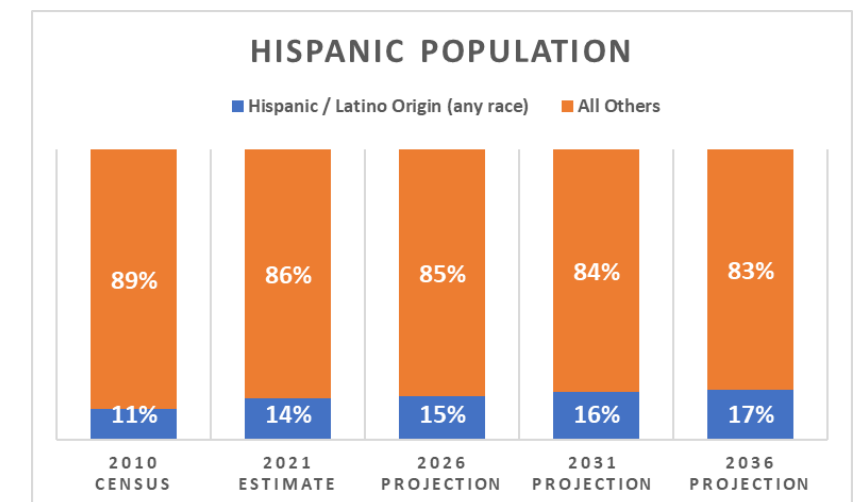
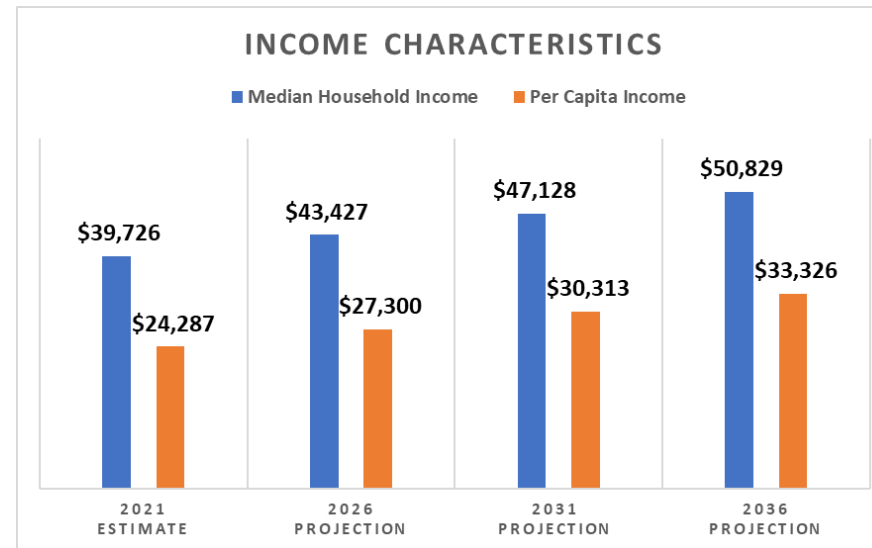
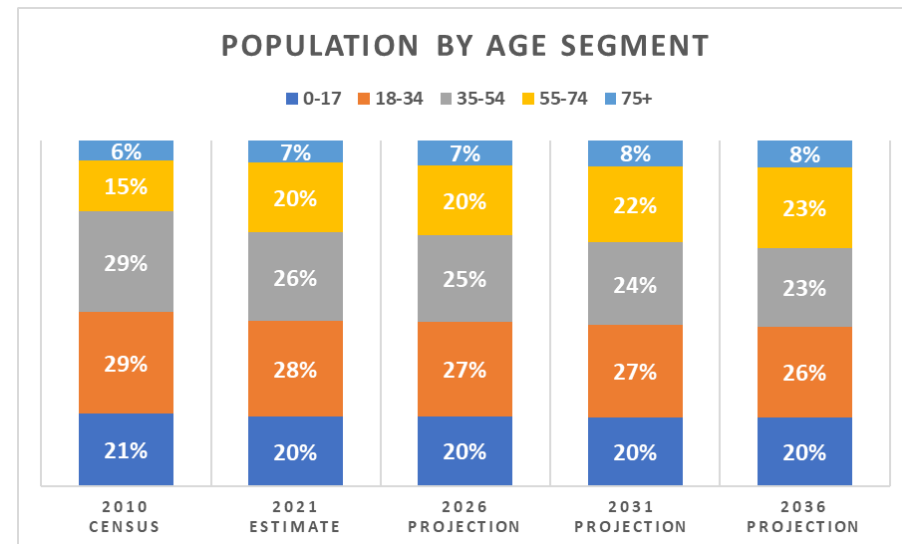
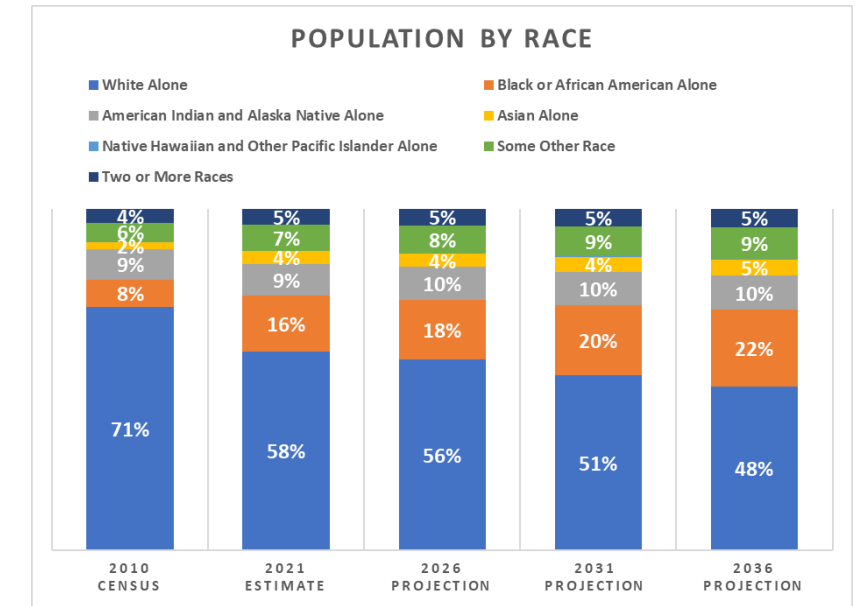
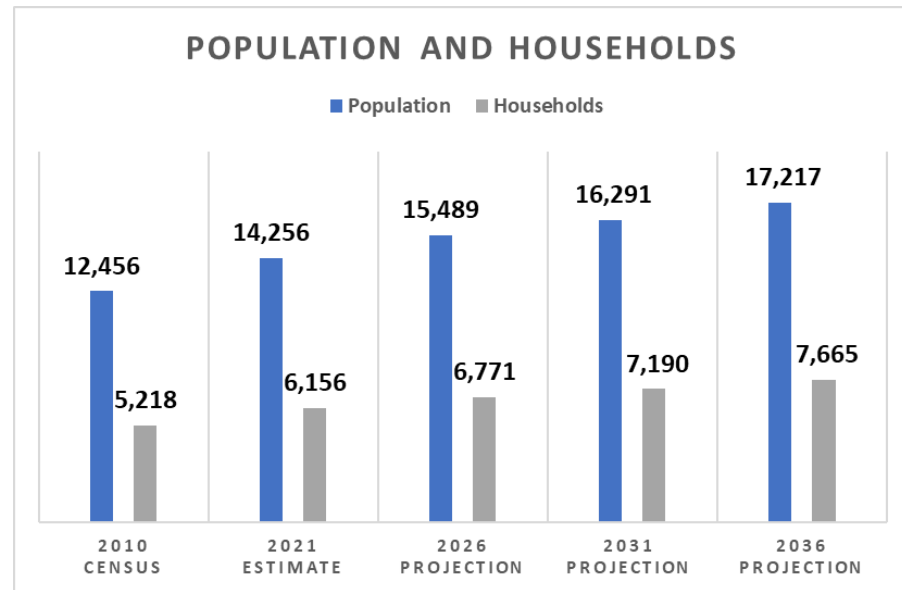
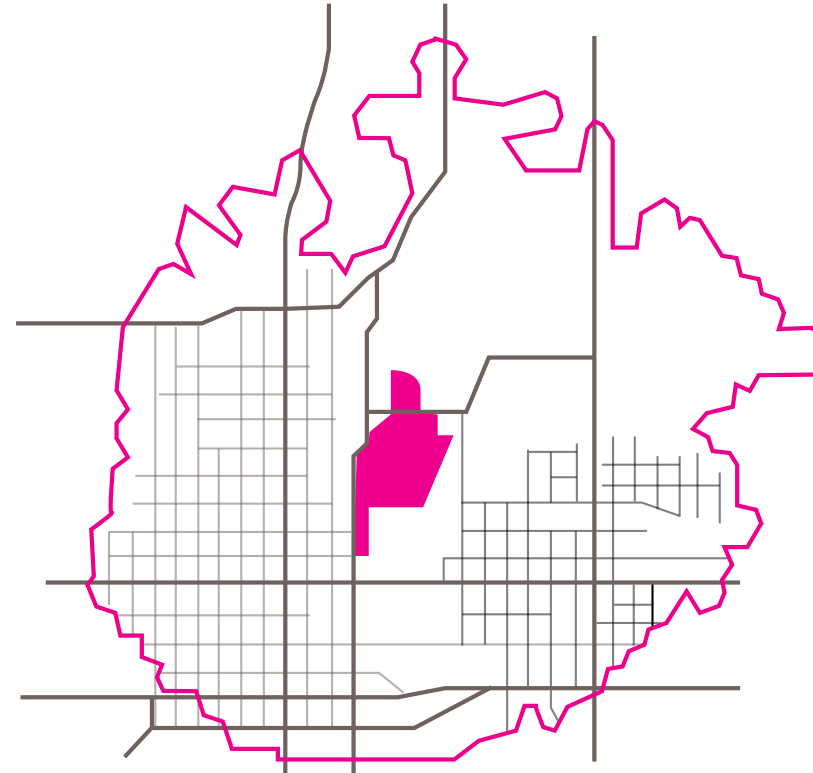


# WHO IS OUR AUDIENCE

## VISITORS OF FALLS PARK

### THE FALLS PARK NEIGHBORHOOD (30 MINUTE WALK)

- Population and households are rapidly growing
- Wide-range age segment appeal
  - 55+ age segment will be 31% by 2036
  - Just under half (46%) will be 34 or younger by 2036
- Neighborhood area has a highly diverse population
- Income characteristics lower than City averages



# CONSTRAINTS

## SITE CONDITIONS

While its easier to start from scratch or simply pretend the 'warts' don't exist, there are some existing conditions that just can't be ignored and they must be integrated during planning process.



Existing Power Line Corridor Along Falls Park Dr



Unappealing Entry Experience



Railroad Bridge and Corridor Through Park



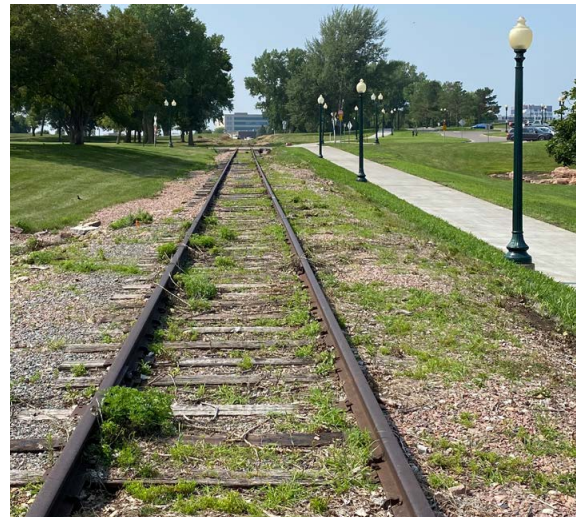
Confusing Intersection and Park Entrance



Railroad Ped Crossing Conflict



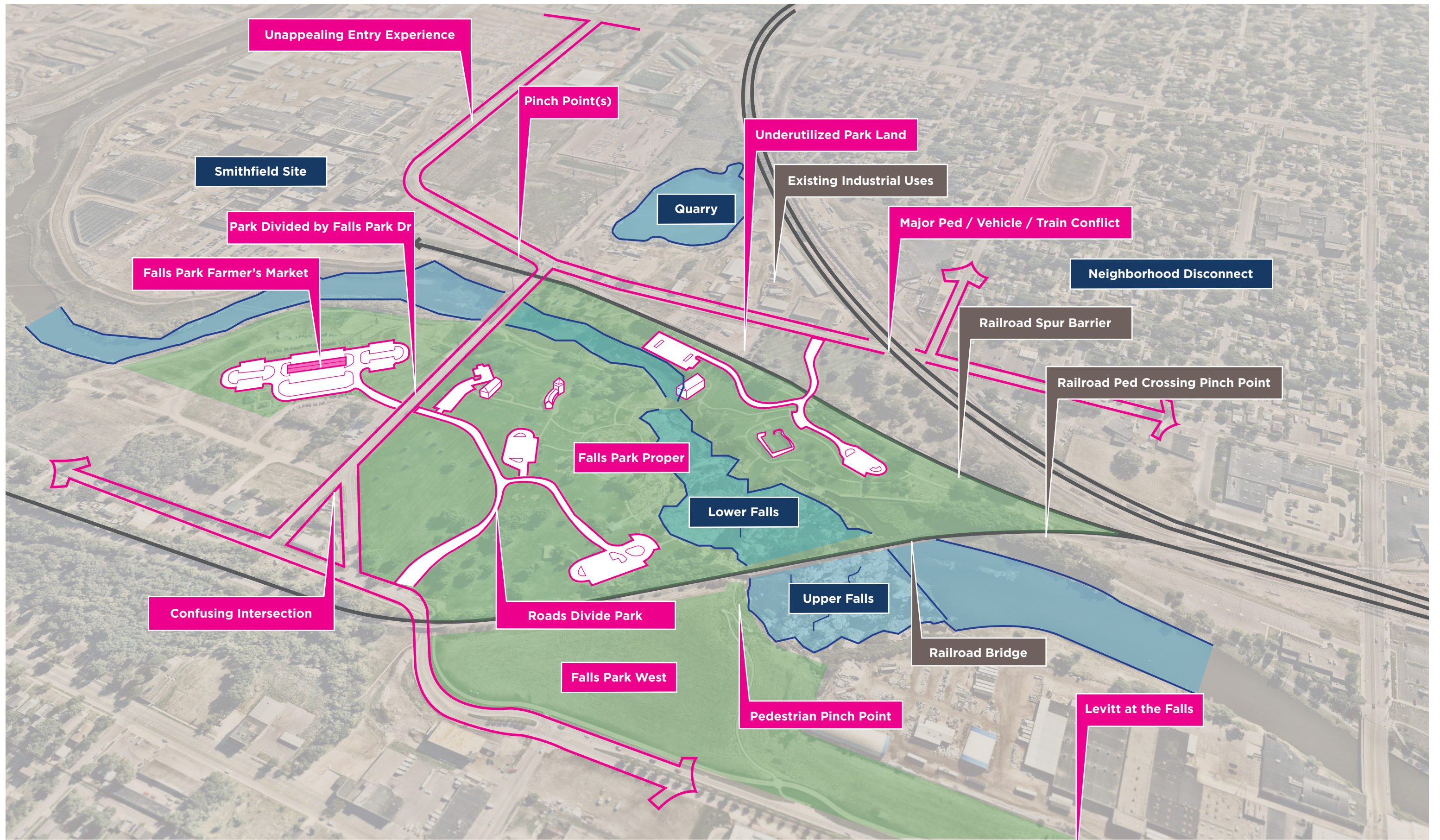
Railroad Conflict at Weber Ave



Smithfield Railroad Spur Barrier



Confusing Intersection between Falls Park Dr and N Phillips Ave



Unappealing Entry Experience

Smithfield Site

Park Divided by Falls Park Dr

Falls Park Farmer's Market

Pinch Point(s)

Quarry

Underutilized Park Land

Existing Industrial Uses

Major Ped / Vehicle / Train Conflict

Neighborhood Disconnect

Railroad Spur Barrier

Railroad Ped Crossing Pinch Point

Falls Park Proper

Lower Falls

Upper Falls

Confusing Intersection

Roads Divide Park

Railroad Bridge

Falls Park West

Pedestrian Pinch Point

Levitt at the Falls

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# VISION

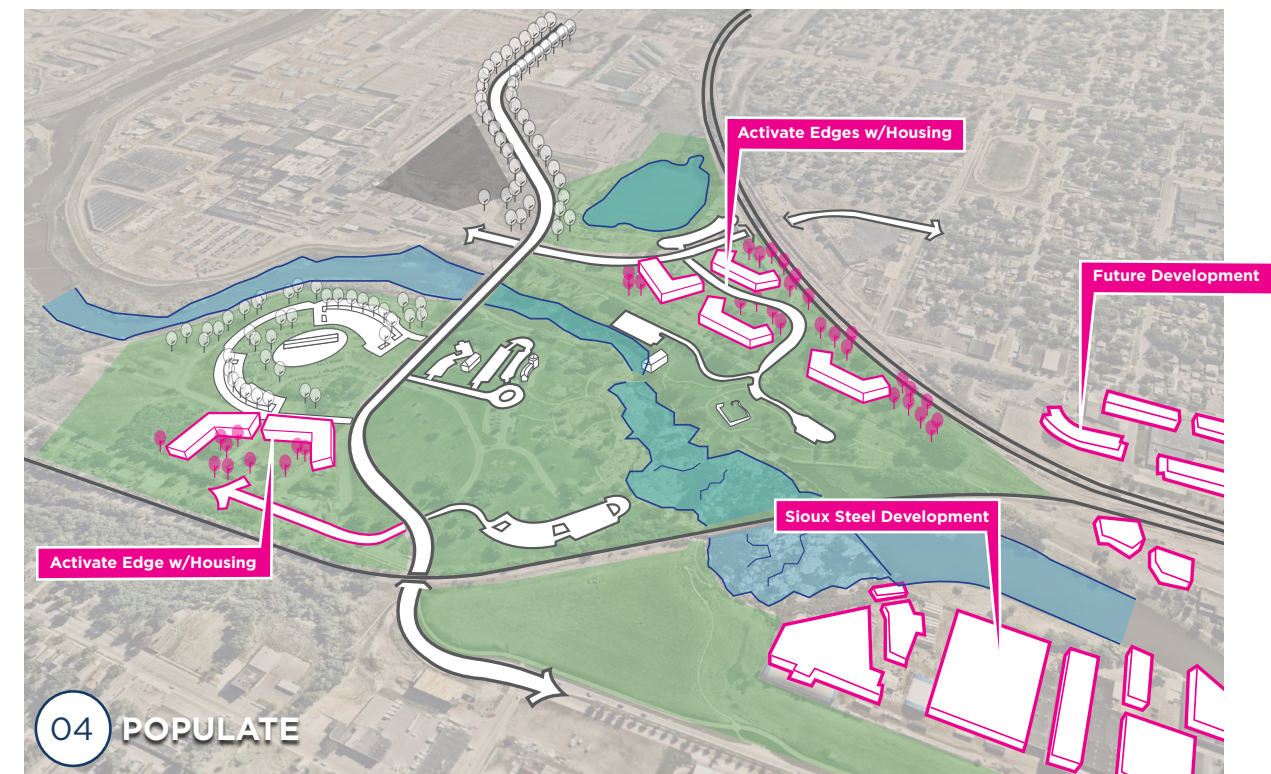
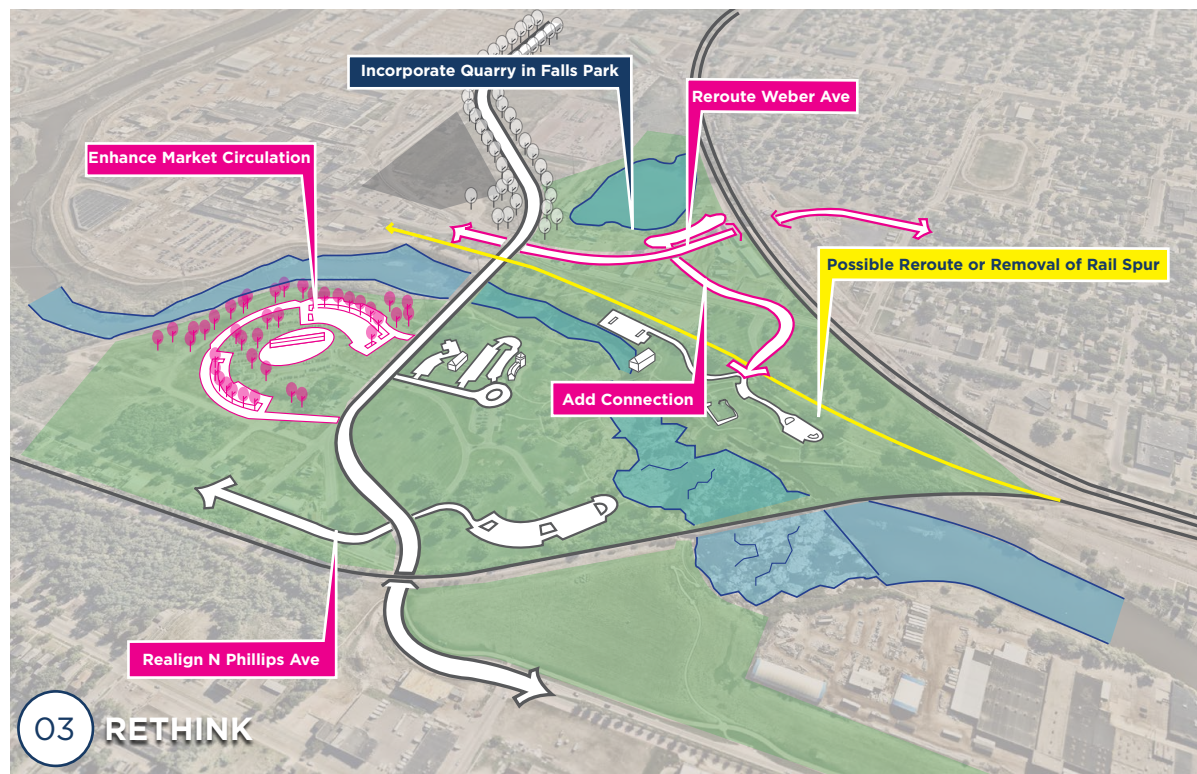
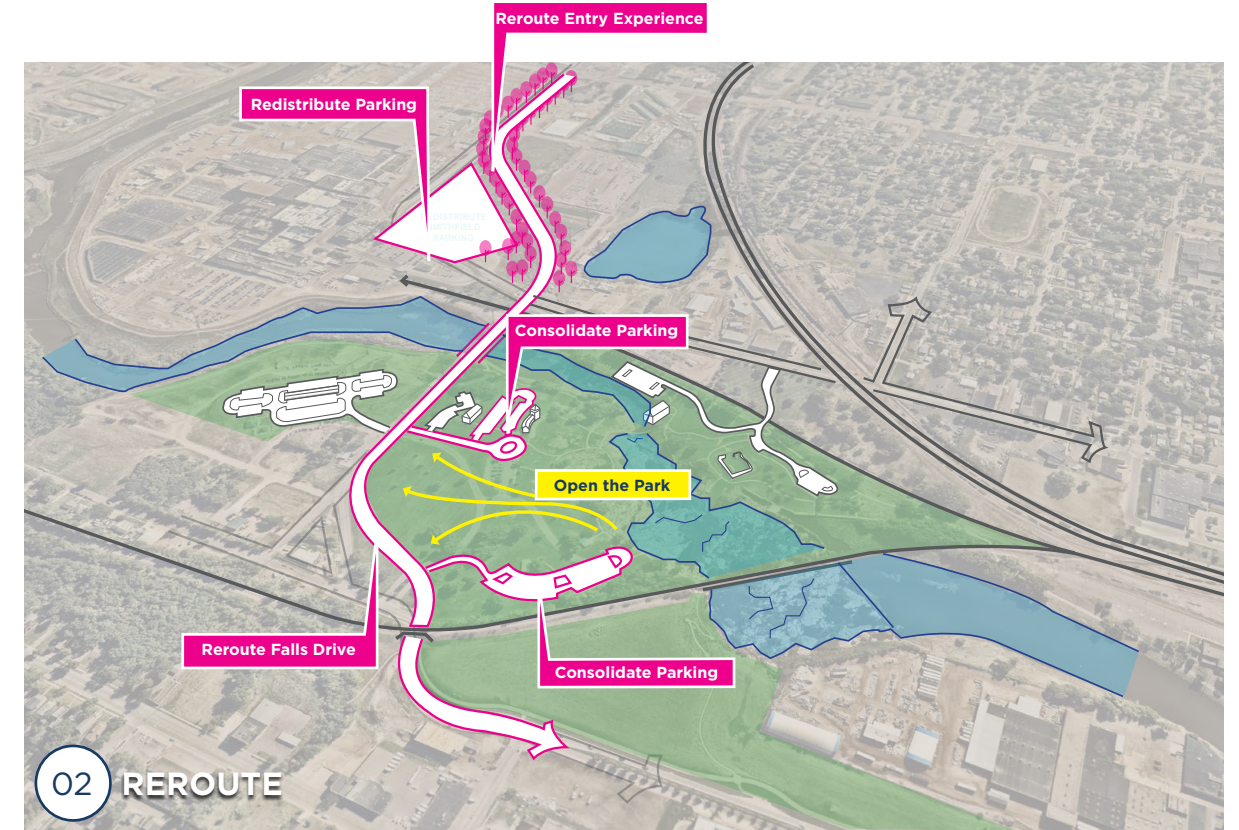
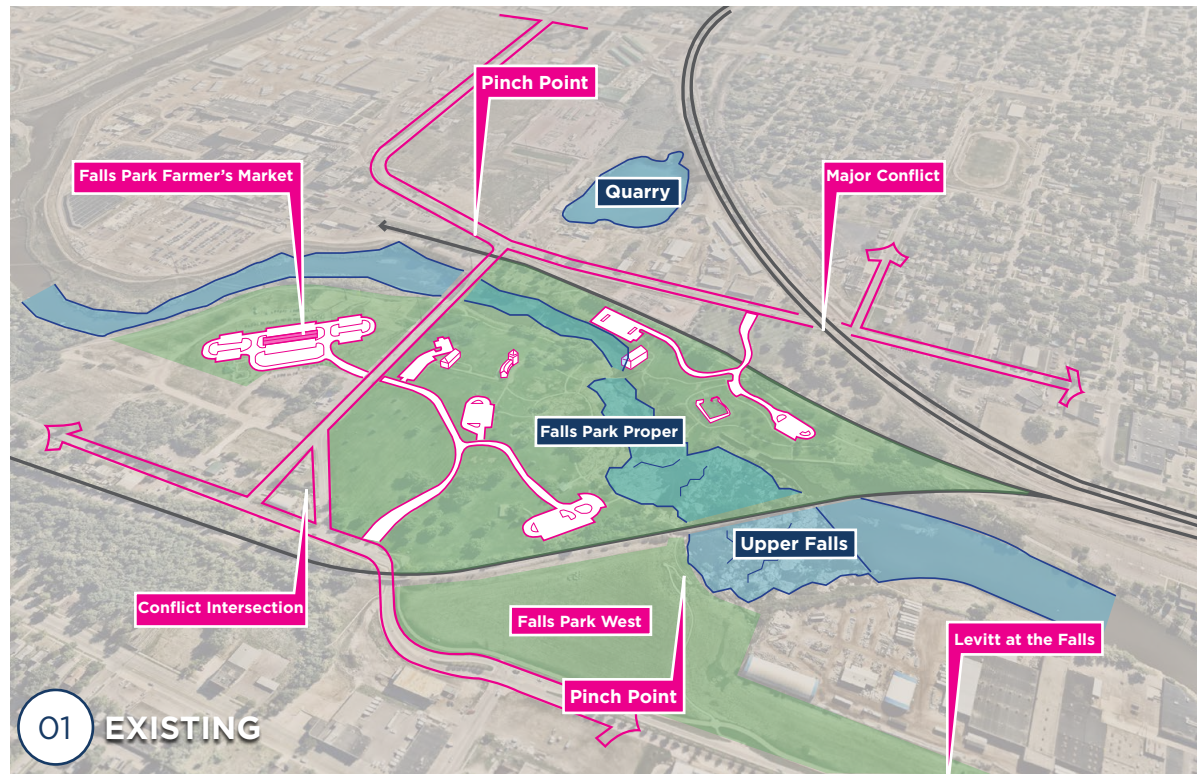
TOMMOROWS BECOME TODAY'S

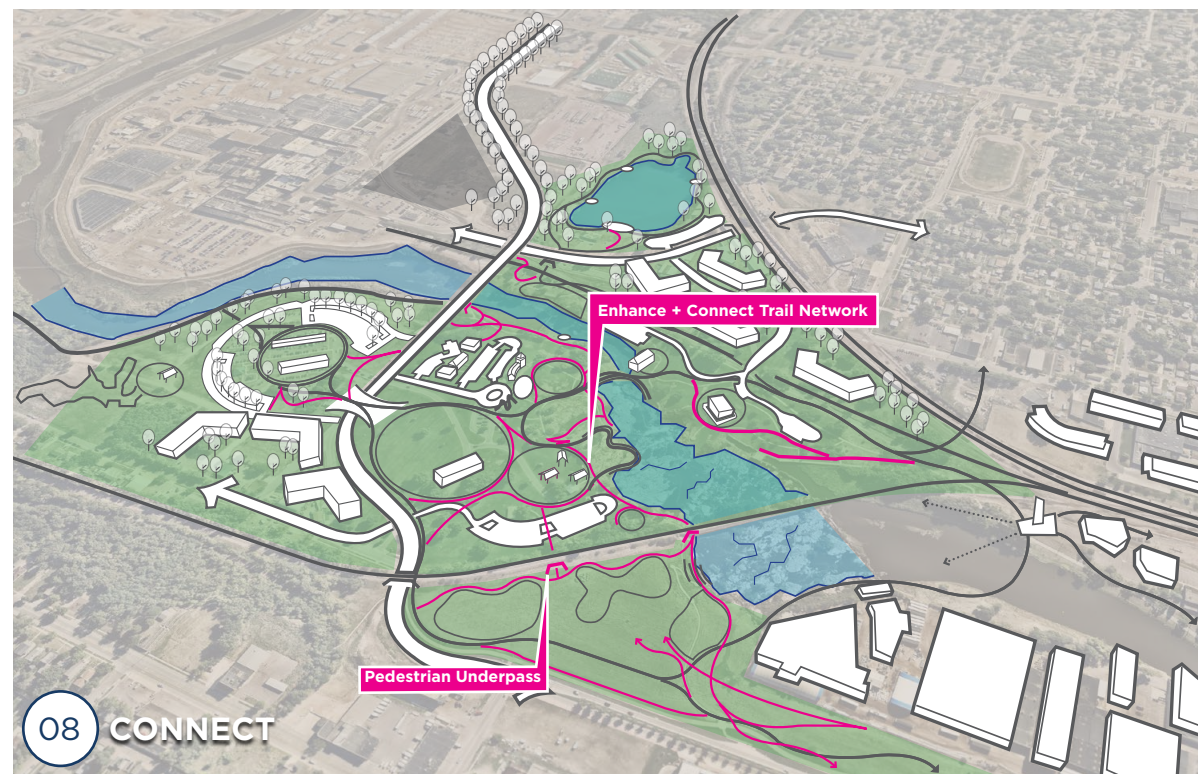
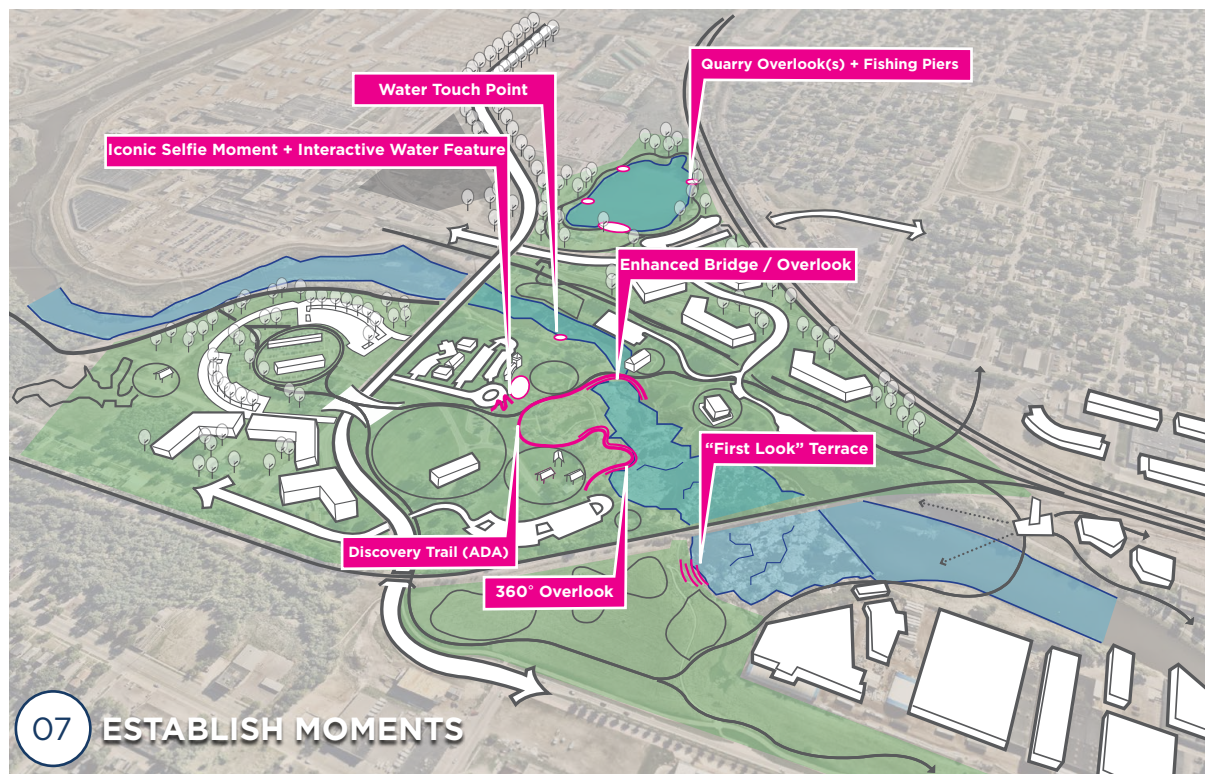
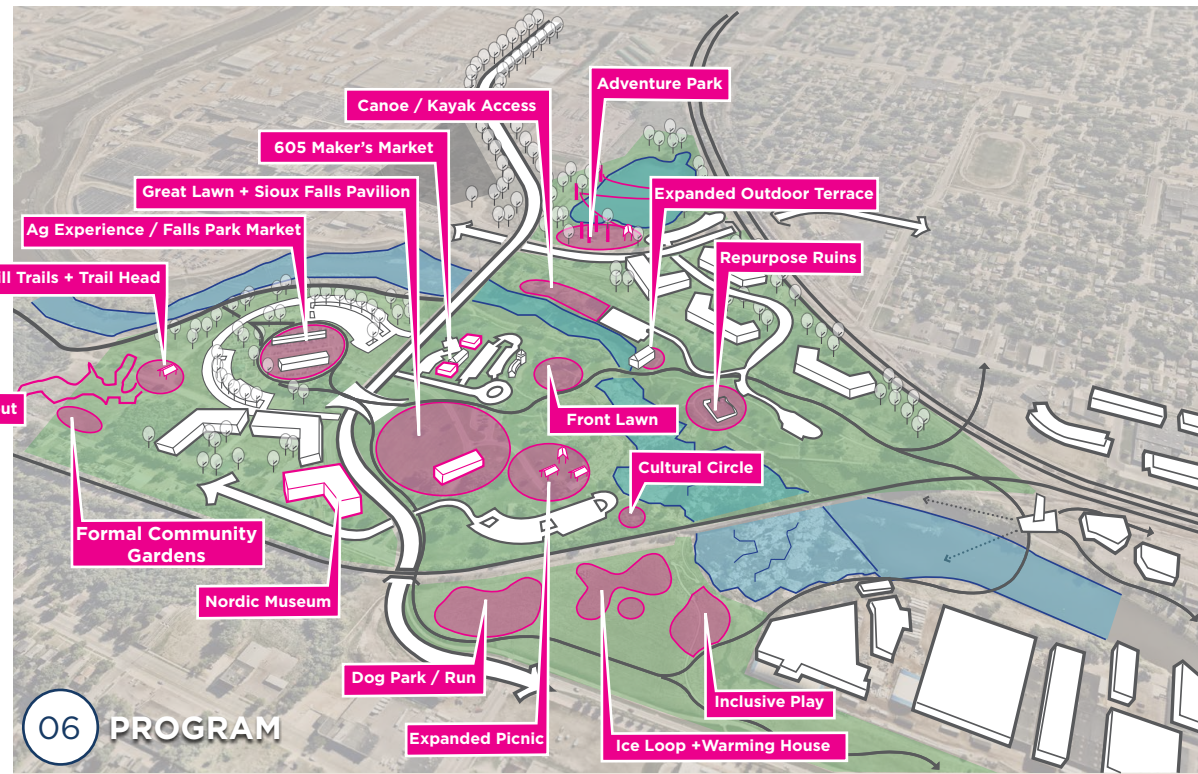
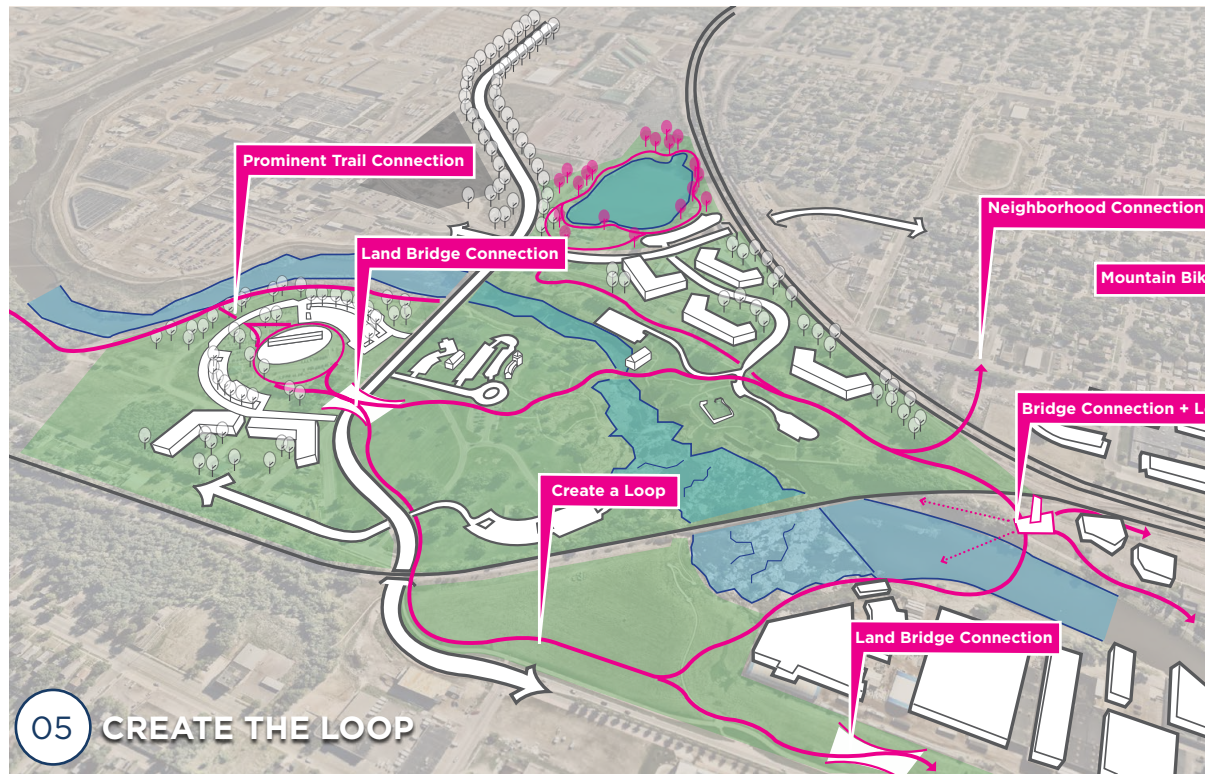


# VISION PROCESS

This series of diagrams illustrates some of the creative thinking that forms the basis of our team's framework master plan.

Each diagram addresses specific aspects and challenges of the existing site and surrounding context, and depicts our team's planning approach to transform these challenges into opportunities.





# VISION

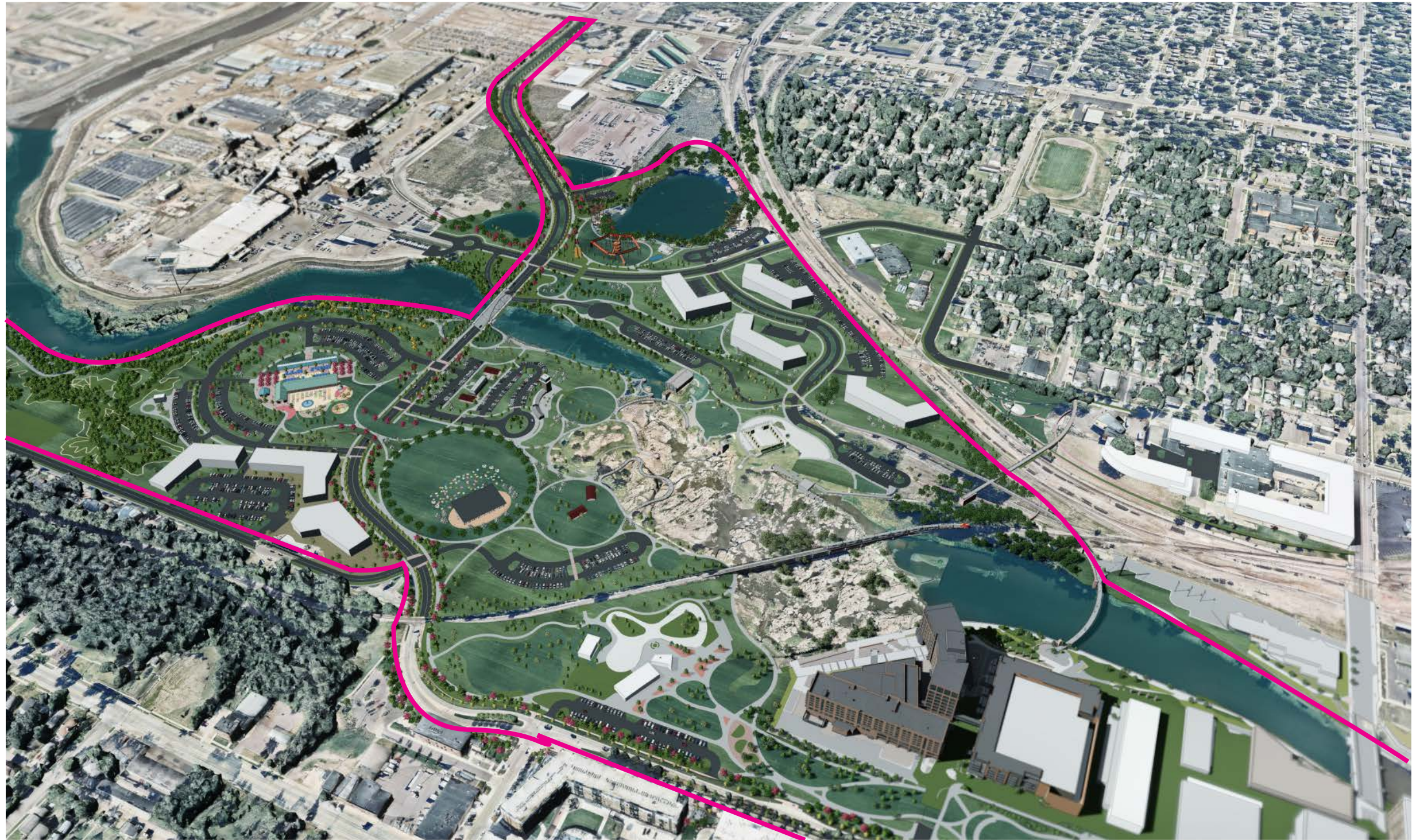
## EXPANDED PERCEPTION

**A Falls Park plan created for All** Citizens, neighbors and visitors. Through the design visioning process, the perception of the Falls Park Extents has expanded. Realigning the road networks opens up development opportunities and the incorporation of Quarry Park. Additionally, internalizing the Smithfield operations—keeping it completely separate from the Entry Experience for visitors and residents.

Removing the Smithfield Rail Spur would provide opportunity for development to open up to Falls Park seamlessly but is still possible if the rail spur must remain.

The pedestrian circulation has been enhanced through the development of a loop trail system that strategically weaves through the park.

Building upon the successes of the Falls Park Farmers Market, expansion and partnership of the Ag Experience continues the momentum of each visit.

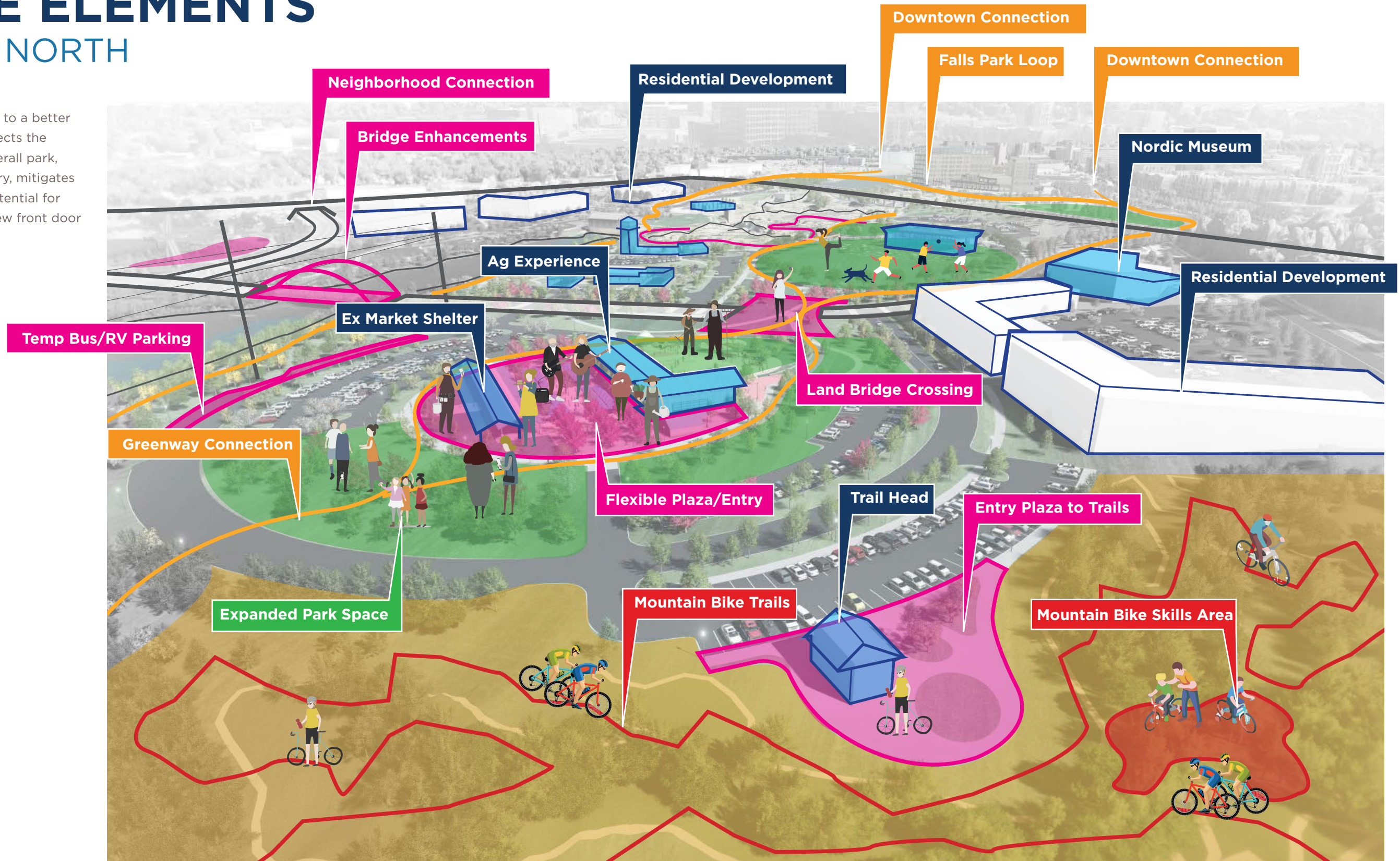




# FEATURE ELEMENTS

## FALLS PARK NORTH

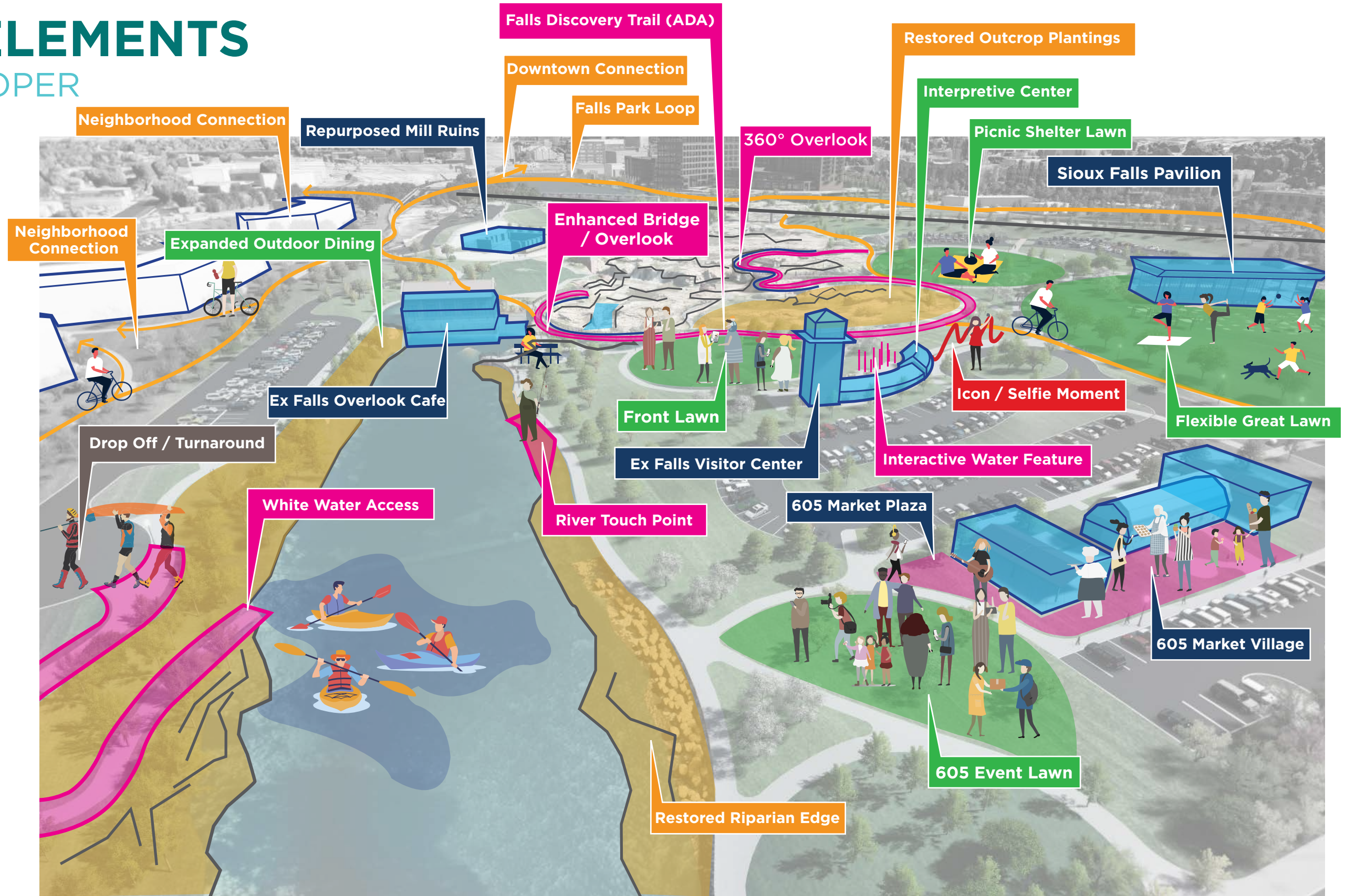
Realignment of a few streets leads to a better main entry for most tourists, connects the old power substation lot to the overall park, expands the Falls Park to the quarry, mitigates railroad crossings, provides the potential for new development and creates a new front door for the Whittier neighborhood.



# FEATURE ELEMENTS

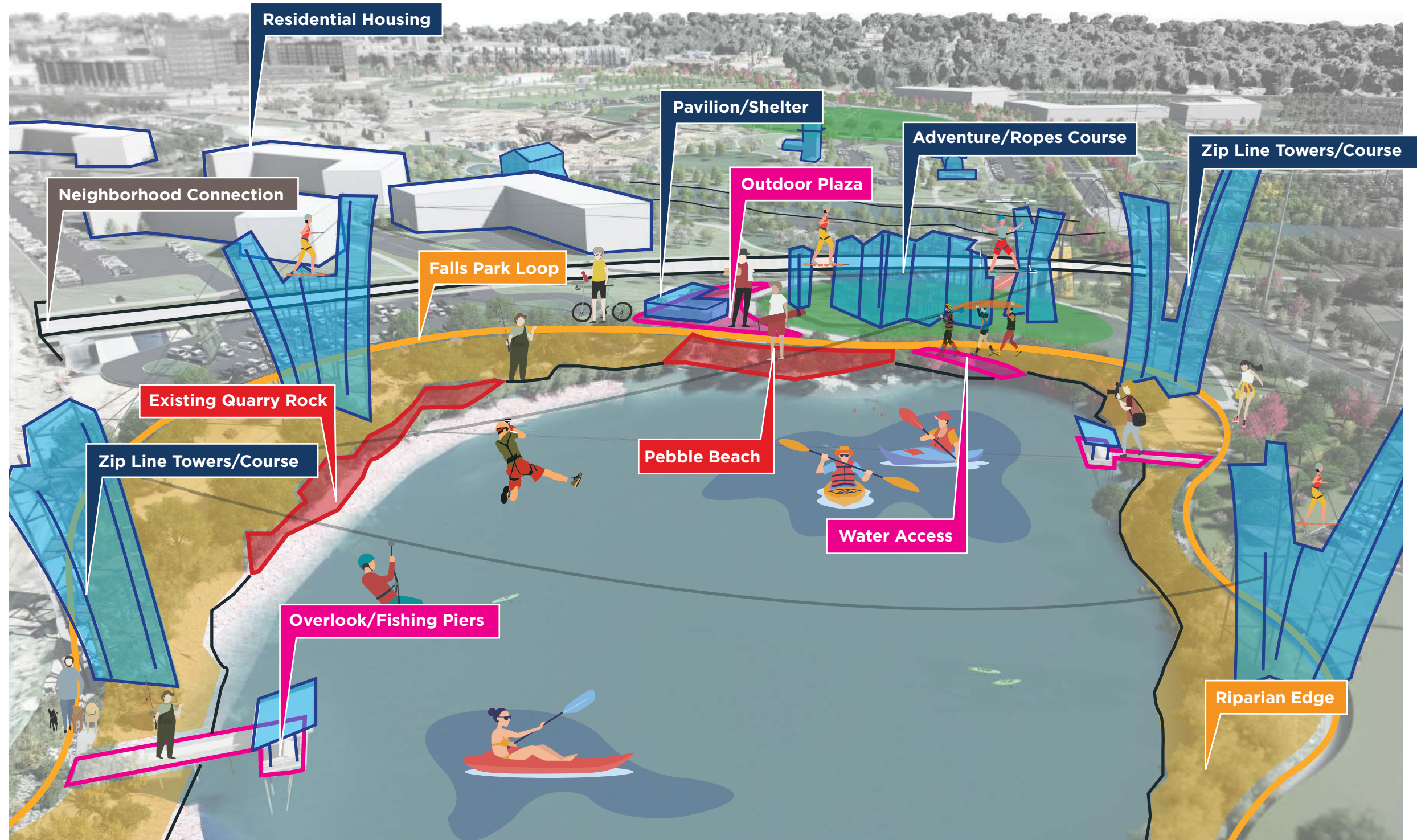
## FALLS PARK PROPER

Sensitive improvements including a new falls overlook bridge, visitor amenities and cultural interpretive center in the proper. An expanded Farmers Market with Stockyards Ag Experience, single track/skills area and the potential for new development in the North. The Proper and North are connected by a pedestrian land bridge that seamlessly connects both distinct parts.



# FEATURE ELEMENTS

## QUARRY PARK



# DIVERSE EXPERIENCES

## DESTINATION FOR ALL

If Falls Park is our communities heart, then it should appeal to the bulk of our citizens. We shouldn't be saying...

*'What can I do beyond seeing the Falls?'*

But instead be asking *'what can we do to get visitors to spend the day downtown?'* and *'How does Falls Park also serve as my neighborhood park?'*





## AMENITIES DATA MATRIX

FACILITIES + AMENITIES	LENGTH OF EXPERIENCE	Appropriate for Age Group										Not Appropriate for Age Group			
		2-5 YEARS	6-8 YEARS	9-12 YEARS	13-15 YEARS	16-18 YEARS	19-30 YEARS	31-45 YEARS	46-60 YEARS	61-70 YEARS	71-75 YEARS	76+ YEARS	COST TO DEVELOP	COST TO OPERATE	REVENUE POTENTIAL
605 Market (Arts, Food + Flea)	2-3 Hours												High	Medium	High
Adventure Park + Zip Lines (Learning Link)	2-3 Hours												Medium	Medium	High
Coffee Shop/Casual Food Options	1 Hour												High	Medium	High
Community/Activity Center	2-3 Hours												High	High	High
Community Gardens	1 Hour												Low	Low	Low
Cultural Interpretive Center	2 Hours												Low	Low	Low
Disc Golf	2 Hours												Medium	Medium	Low
Dog Park	1 Hour												Medium	Medium	Medium
Environmental Art Installations	2 Hours												High	Medium	None
Event Lawn Green (Backyard Hangout)	3 Hours												Medium	Medium	Low
Farmer's Market	1 Hour												Low	Low	Low
Food Trucks (Flexible Area)	½ Hour												Low	Low	Medium
Ice Ribbon (Jacobson Plaza)	2 Hours												High	High	High
Inclusive Play	2 Hours												High	Low	None
Industry Historic Area (Exterior Interpretive)	1 Hour												Medium	Low	None
Interactive Water Spray Ground	3 Hours												High	Medium	None
Mini-Golf/Roller Skating (Summer Ice Ribbon)	2 Hours												Medium	Medium	Medium
Natural Areas	3 Hours												Low	Low	None
Natural Open Green Space	3 Hours												Low	Low	None
Picnic Area/Shade Structures (non-reserved)	2 Hours												Low	Low	None
Quarry Pond Fountain Display	2 Hours												Medium	Low	None
Rental Shelters	2 Hours												Medium	Low	Medium
Retail/Restaurants	2 Hours												High	High	High
Ropes Course	2 Hours												Medium	Medium	Medium
Single Track + Skills Course	2 Hours												Medium	Low	Low
Sioux Falls Pavilion + Event Lawn	3 Hours												High	High	High
Sledding Hill	2 Hours												Low	Low	None
Stockyards Ag. Experience (with child play zone)	2-3 Hours												High	High	Medium
Trails	2 Hours												Medium	Low	None
Urban Fishery/Ice Fishing	3 Hours												Low	Low	None
Upper Falls Overlook	1 Hour												High	Low	None
Whitewater Course	2 Hours												High	Medium	High
Wi-Fi Accessible	All Day												Low	Low	None
Winter Wonderland	2 Hours												Medium	Medium	Medium

# SPATIAL UNDERSTANDING

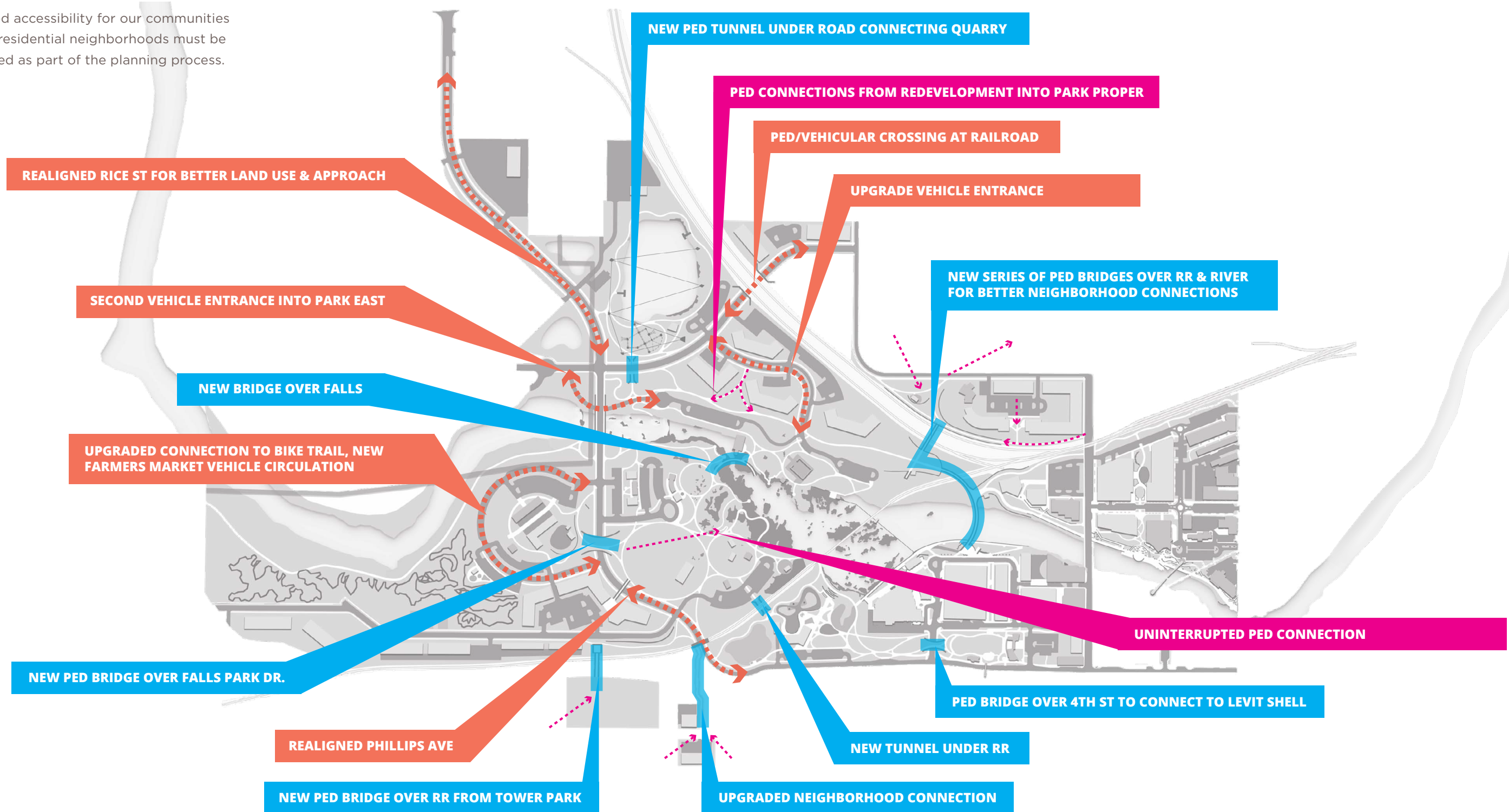
## INTERCONNECTED SYSTEM



# CONNECTIVITY

## CREATING MEANINGFUL OPPORTUNITIES

Increased accessibility for our communities diverse residential neighborhoods must be addressed as part of the planning process.

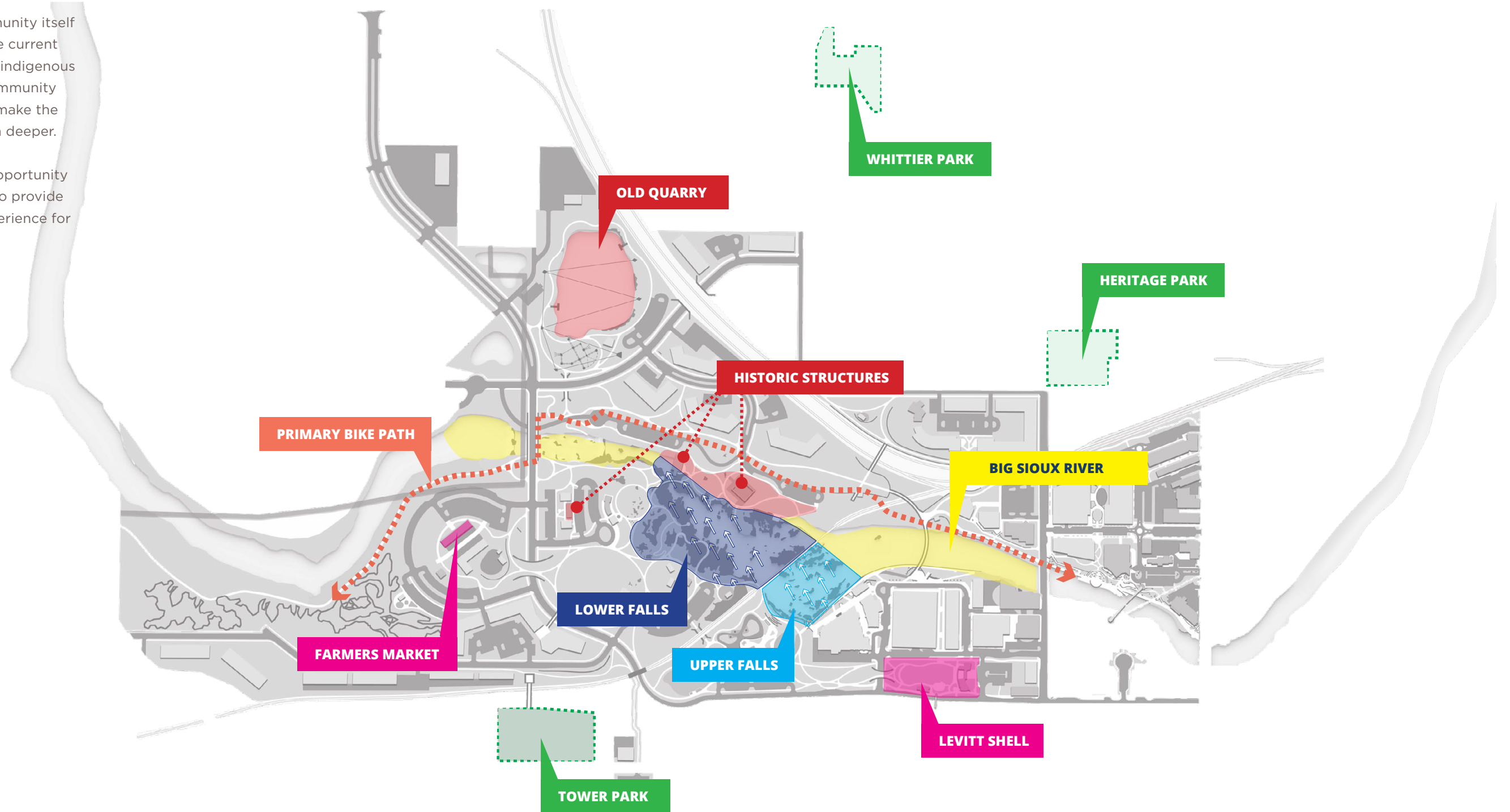


# AUTHENTIC EXPERIENCE

## NATURAL + HISTORIC CULTURAL ASSETS

The history of the Sioux Falls community itself was built on the quartzite and is the current heart of the park. But the Falls and indigenous peoples existed long before our community did. Let's learn more together and make the experience of visiting the park even deeper.

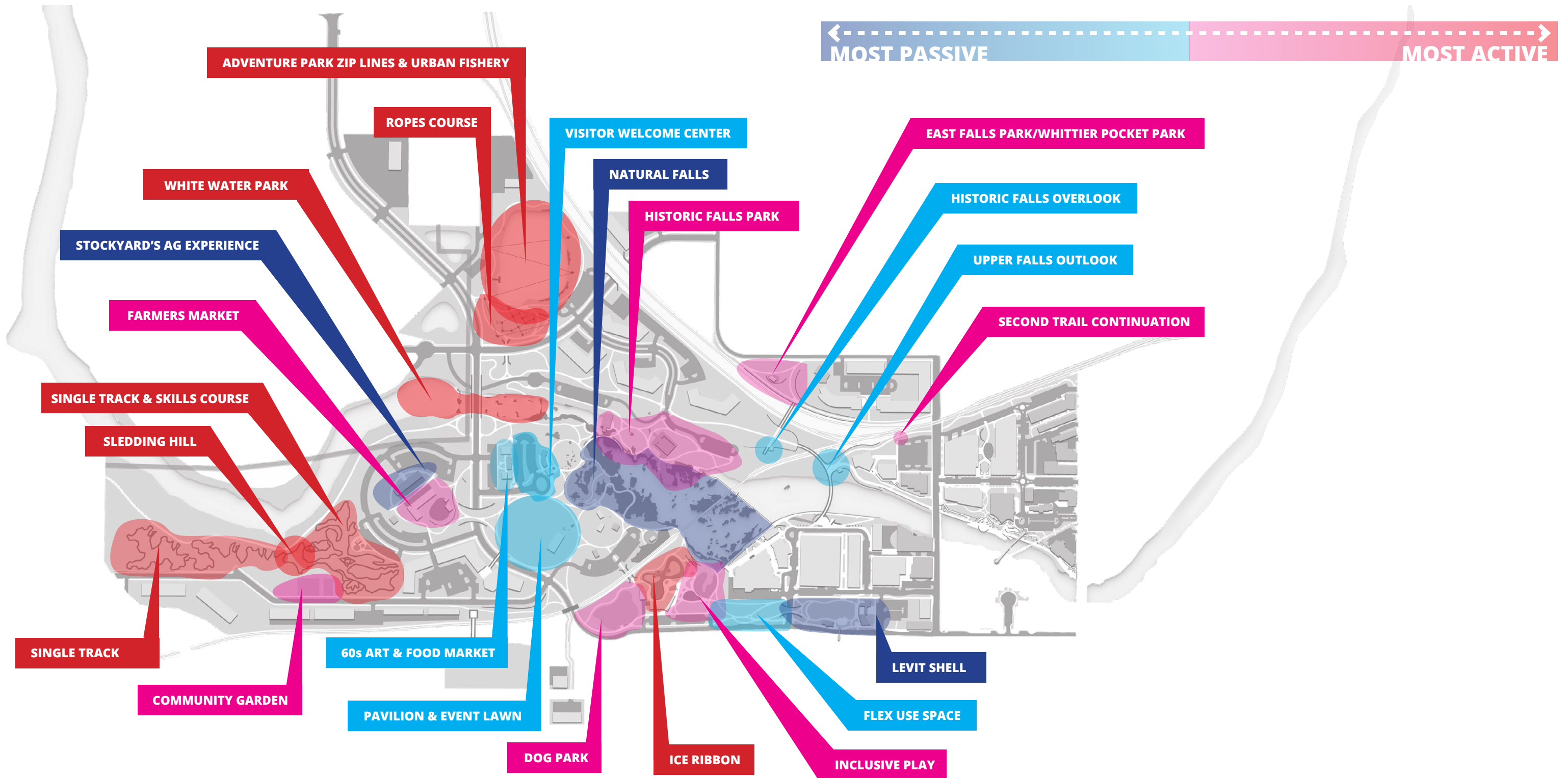
This master plan represents an opportunity for us to learn more together, and to provide a deeper and more meaningful experience for those visiting the park.





# ACTIVATION & RECREATION

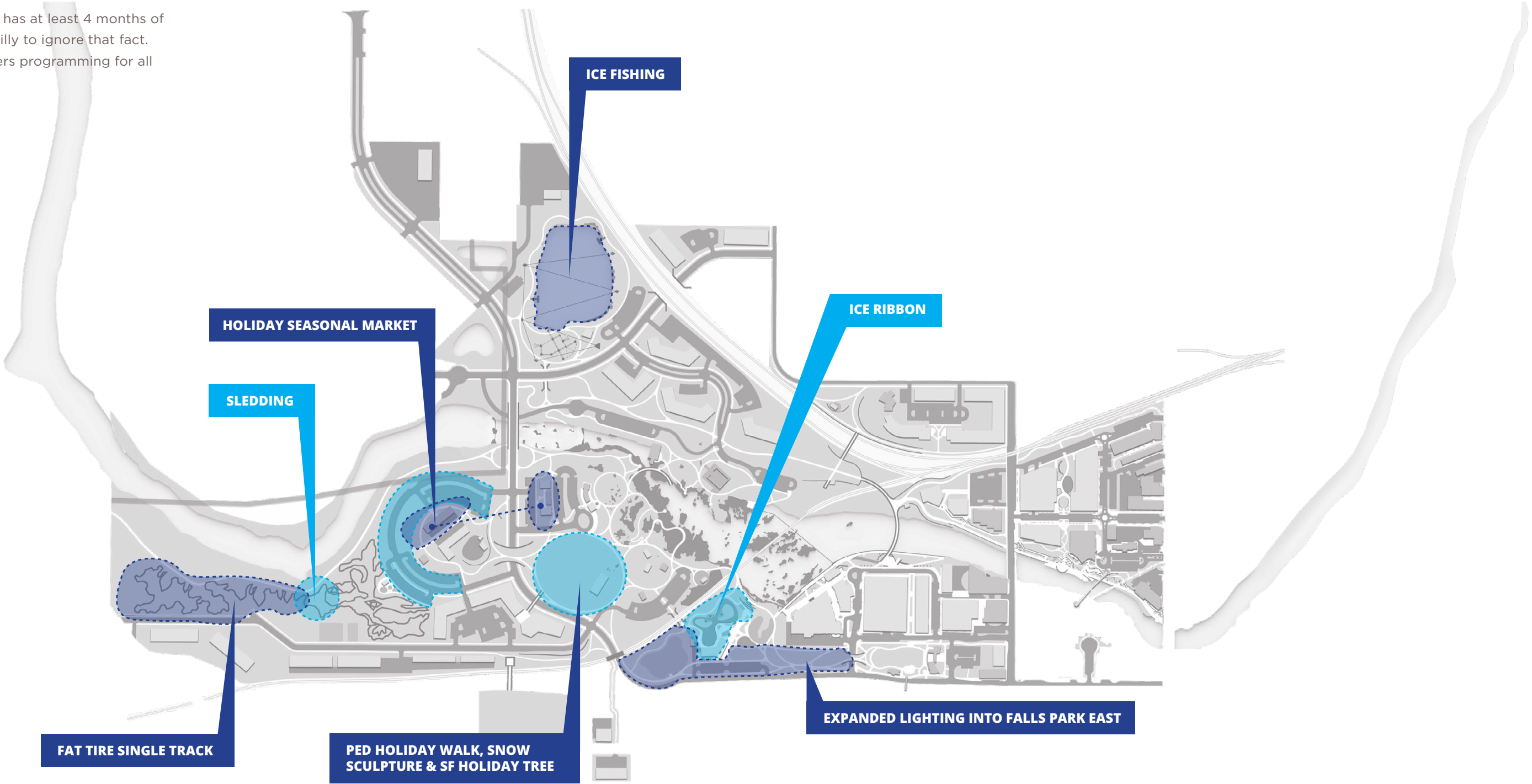
## ACTIVE RECREATION & LEISURE EXPERIENCES



# SEASONAL OPPORTUNITIES

## YEAR ROUND DESTINATION

Lets face it, Sioux Falls has at least 4 months of winter. Seems kind of silly to ignore that fact. Our proposed plan offers programming for all our seasons.

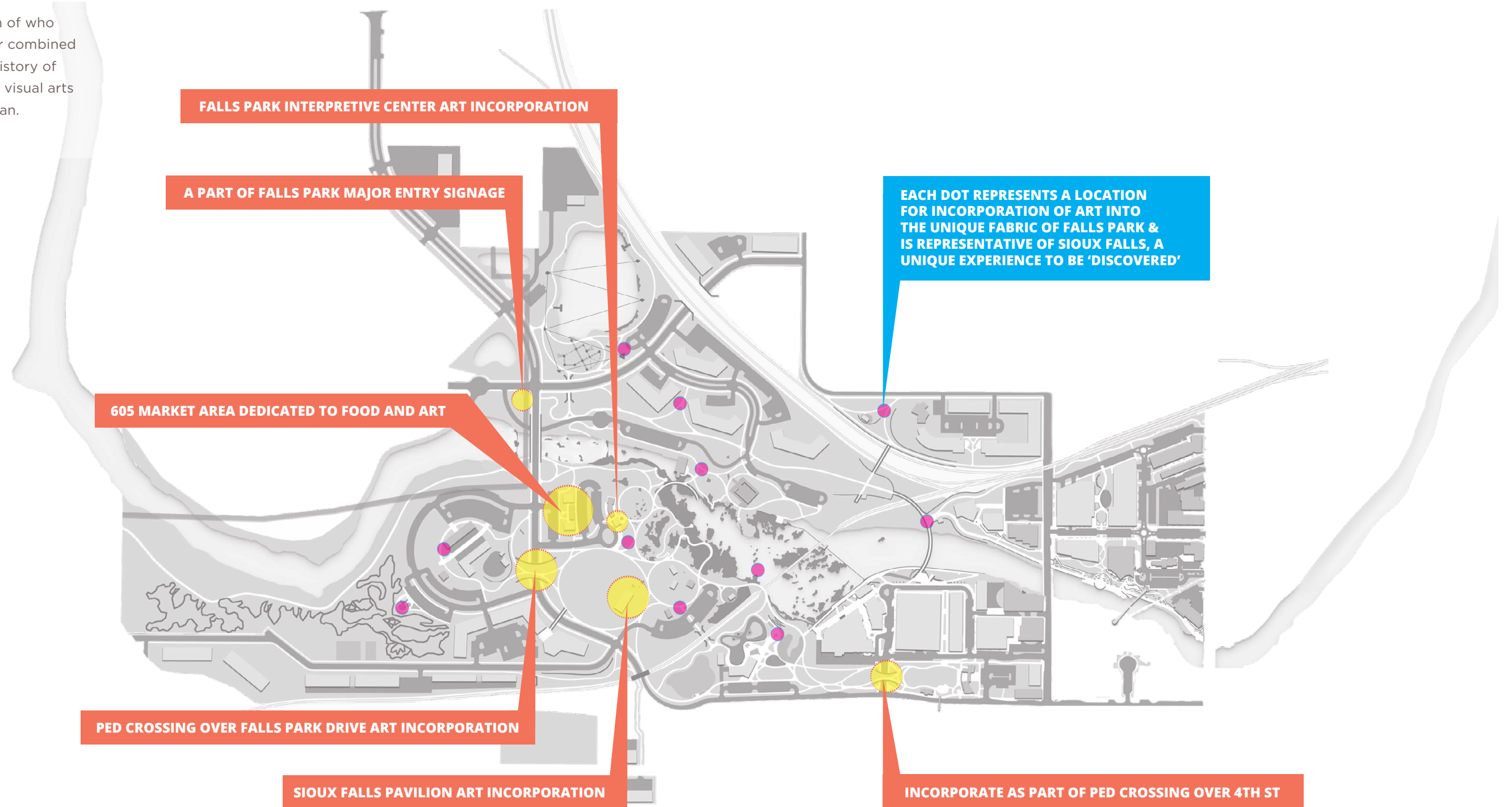




# VISUAL ARTS

## DESIGNING A UNIQUE FABRIC

The visual arts can be an expression of who we are as a city. It can represent our combined cultural heritage and the complex history of the site. Just like a public utility, the visual arts will be one layer of our proposed plan.

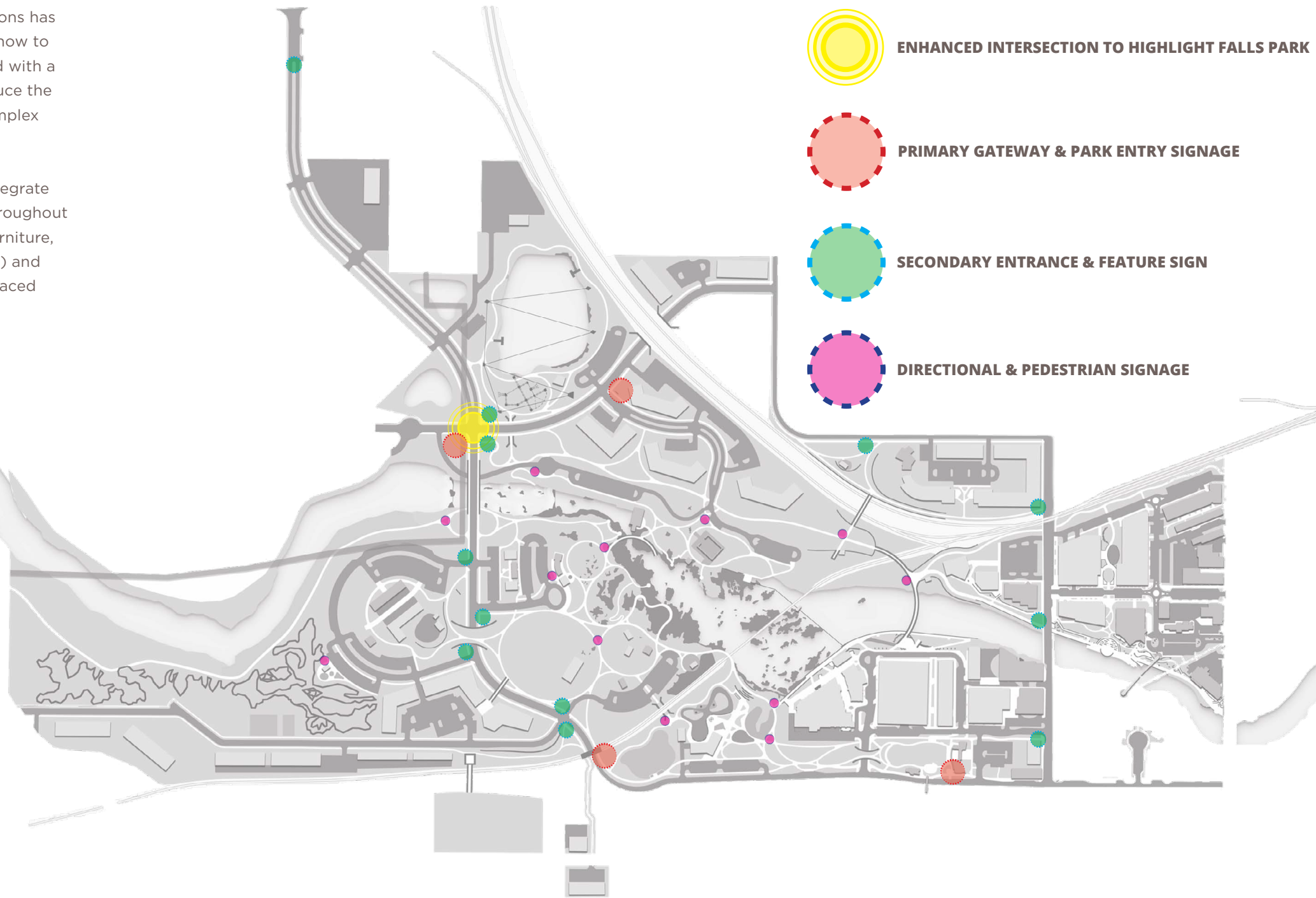


# ENTRY + WAYFINDING

## NAVIGATING THE FALLS

A reoccurring theme in our conversations has been people asking for 'directions on how to find something'. Technology combined with a plan for entry and wayfinding can reduce the confusion that can be caused by a complex downtown park.

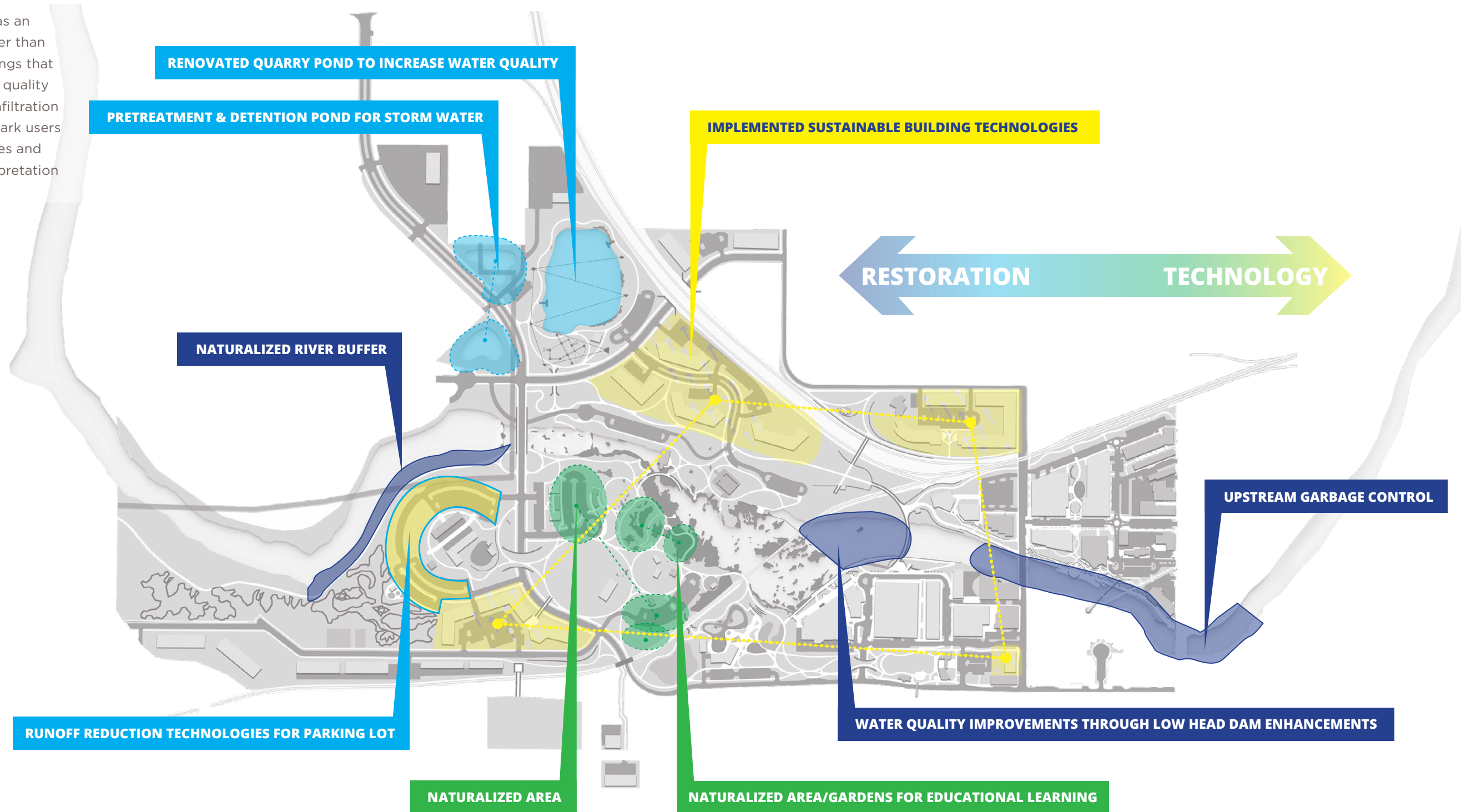
Our planning intention would be to integrate artwork and strong visual elements throughout the site in various formats (lighting, furniture, landscape, interactive play pieces, etc.) and not merely as "art as an object" (i.e. placed sculpture).



# ECOLOGY

## INTEGRATED SUSTAINABILITY

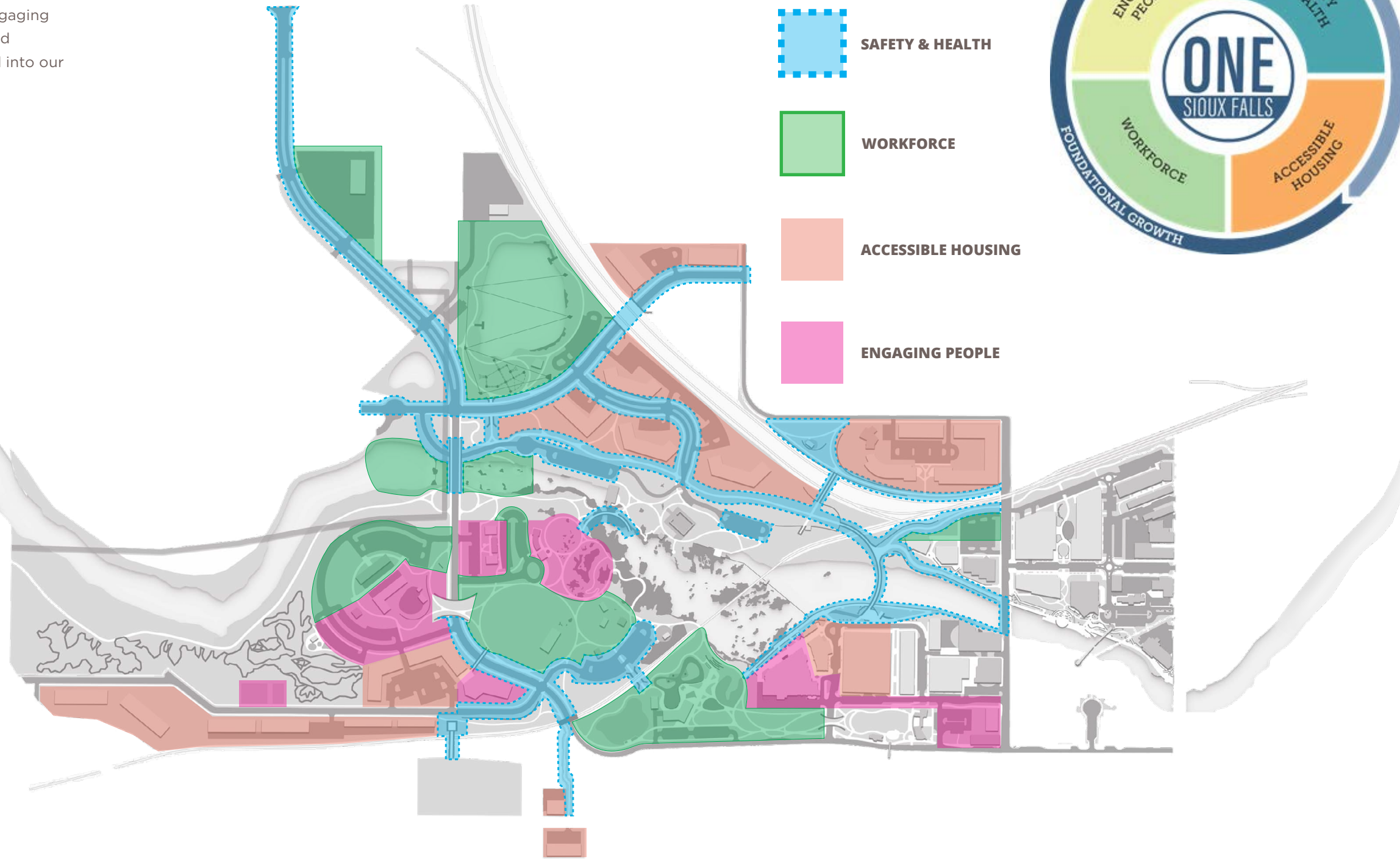
The Big Sioux River is federally listed as an 'impaired' river. While this issue is larger than just this site, there are a number of things that we can do to increase the rivers water quality including storm water pretreatment, infiltration basins and bank stabilization. Giving park users a broader understanding of these issues and more add one additional layer of interpretation and education to our proposed plan.



# ONE SIOUX FALLS

## BUILD UPON EXISTING VISIONS

The One Sioux Falls framework of “Engaging People, Safety & Health, Workforce and Accessible Housing” is fully integrated into our Falls Park concept.





- 1) Jacobson Plaza Ice Ribbon & Inclusive Play (2022)
- 2) Greenway Phase 3 (2023)
- 3) 6th ST Bridge & East Greenway Improvements (2023)
- 4) Falls Park West Flexible Use Area
- 5) Falls Park West and/or Jacobson Plaza Expansion
- 6) Falls Park West Dog Park
- 7) Upgrade Pedestrian & Trail Access to West Neighborhood
- 8) Falls Park Drive Realignment
- 9) Stockyards Ag Experience
- 10) Farmers Market Plaza
- 11) Sioux Falls Community Pavilion
- 12) Main Visitor Experience Parking & Drop-off
- 13) The Great Lawn
- 14) Expanded Picnic & Shelter Area
- 15) Heart of the Falls Experience Renovations
- 16) Falls Park Drive Bridge Replacement & Whitewater Access
- 17) East Rice Street Realignment
- 18) Whitewater Park
- 19) Parking Expansion & Whitewater Drop-off
- 20) East Falls Park Entrance & Whitter Neighborhood Access
- 21) Railroad Pedestrian Crossing & Sioux River Crossing
- 22) N Franklin Realignment & Railroad Underpass
- 23) Quarry Adventure Park & Urban Fishery
- 24) Sioux Falls Parks Operations/Maintenance Facility
- 25) Single Track & Sledding Hill
- 26) West Side Neighborhood Pedestrian Access at Tower Park
- 27) East Falls Park Access
- 28) The 605 Market - Food/Art Horse Barn Renovations
- 29) Greenway to 6th ST Bridge Connection
- 30) Railroad Spur Elimination/Bike Trail Reconstruction
- 31) Existing Power Line Corridor

- A) Steel District Private Redevelopment
- B) Falls Overlook Private Redevelopment
- C) City of SF Redevelopment Opportunity/Levitt Flexible Use Area
- D) City of SF Railroad Redevelopment Site
- E) City of SF Redevelopment Opportunity/Nordic Museum Private Redevelopment
- F) Residences on Falls Park Private Redevelopment Opportunity
- G) Upper Falls Park Private Redevelopment Opportunity
- H) Private Development Opportunity
- I) Private Development Opportunity
- J) City of SF Redevelopment Opportunity/Private Redevelopment
- K) City of SF Redevelopment Opportunity/Private Redevelopment





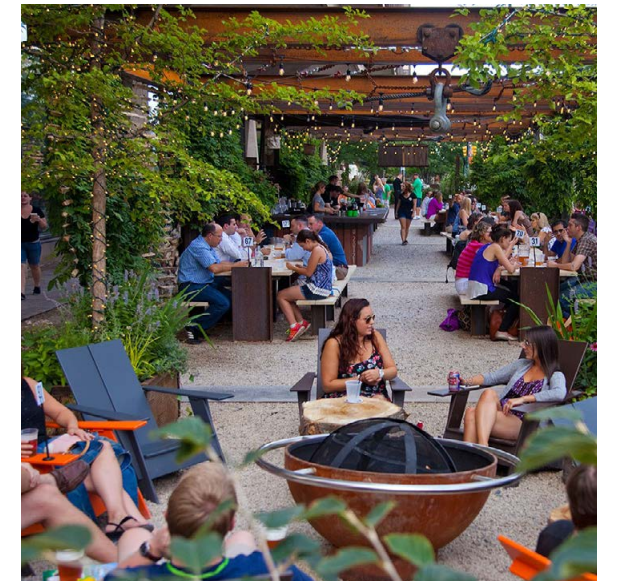


- 1 Falls Park Drive Bridge Replacement
- 2 Whitewater Park & Access
- 3 Parking Expansion & Whitewater Drop-off
- 4 Weber Ave/N Franklin Realignment & Railroad Underpass
- 5 Ziplines
- 6 Ropes Course & Learning Lines
- 7 Parking
- 8 Urban Fishing
- 9 Quarry Pond Fountain Show
- 10 Rice ST Realignment & Entry Experience
- 11 Storm Water Quality Pond & Landscape
- 12 Whitewater Park/East Falls Park Access
- 13 New Smithfield Entrance
- 14 Pedestrian Tunnel Under Road to Quarry Pond
- 15 Shelter & Restrooms
- 16 East Falls Park Entrance & Whitter Neighborhood Access
- 17 Shelter
- 18 Pedestrian Bridge Over Railroad
- 19 Existing Power Line Corridor
- 20 East Falls Park Access Road
- 21 Mixed Use/Residential Redevelopment
- 22 East Falls Park Entry & Wayfinding
- 23 Existing Railroad Spur Elimination & Bike Trail
- 24 Future Redevelopment Site

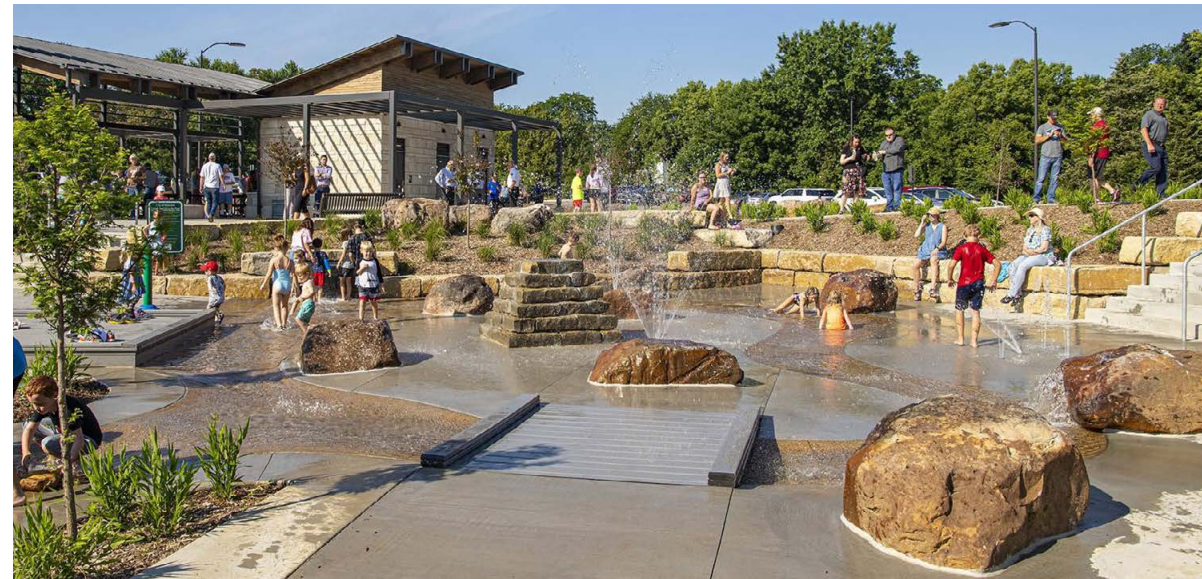
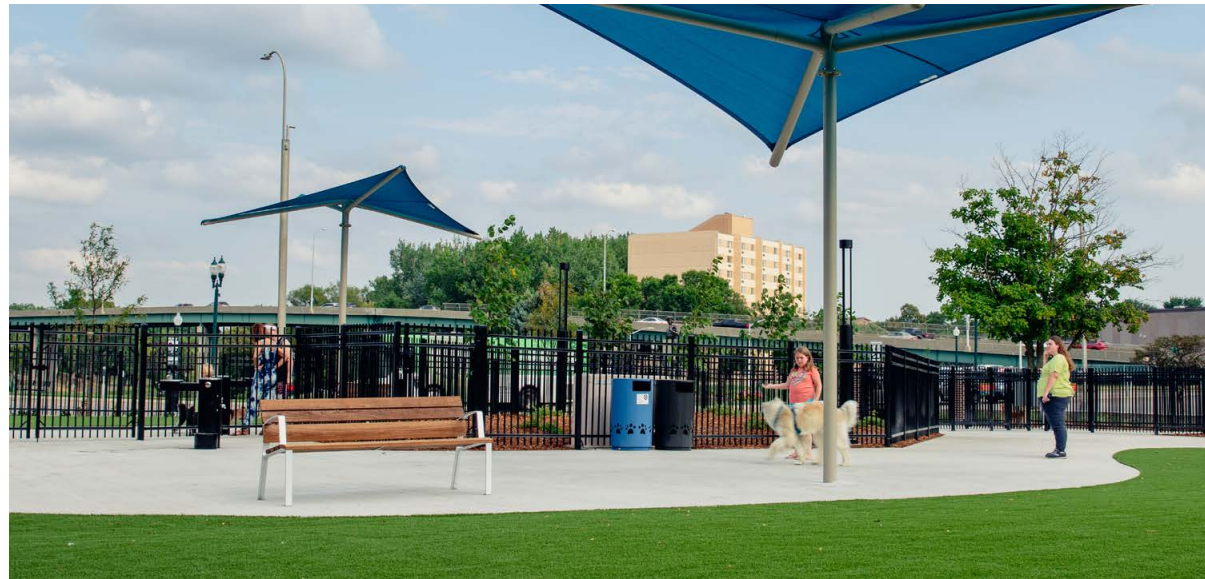
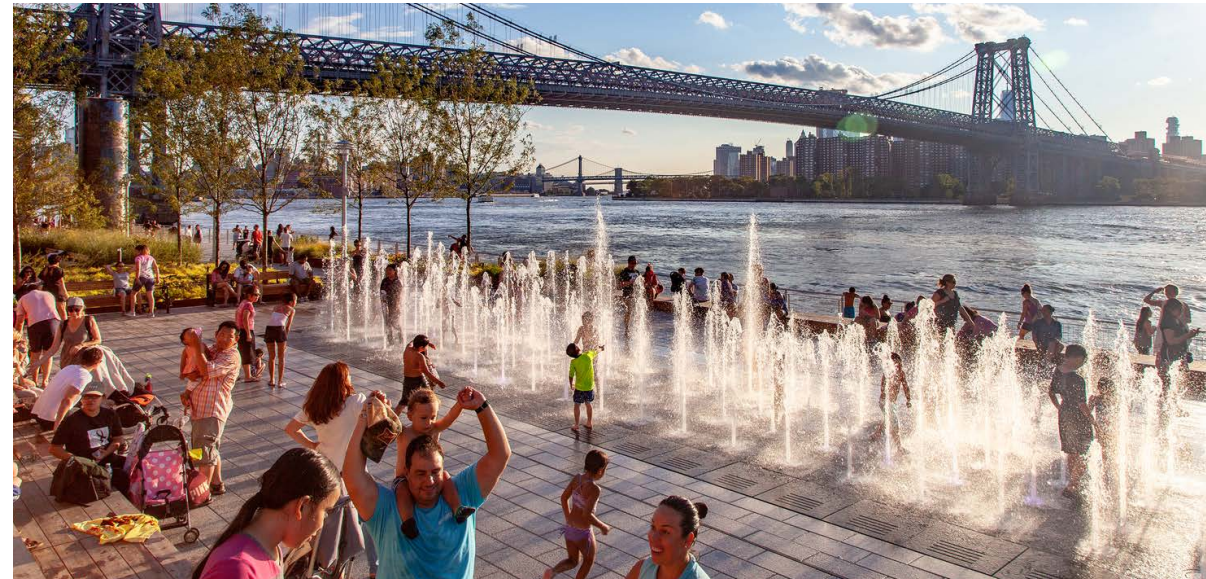




- 1 Falls Park Drive Redevelopment
- 2 Stockyards Ag Experience
- 3 Existing Farmers Market Shelter
- 4 Main Visitor Experience Parking & Drop-off
- 5 Pedestrian Tunnel Under Railroad
- 6 Expanded Picnic Shelter Area & Picnic Lawn
- 7 Interpretive Culture Center Building
- 8 Interactive Water Feature
- 9 New Pedestrian Bridge & Overlook
- 10 Existing Parking Expansion
- 11 Land Bridge Pedestrian Crossing Over Falls Park Drive
- 12 Discovery Trail
- 13 360 Discovery Trail Overlook
- 14 Restored Rock Outcropping Education Area
- 15 Existing Falls Overlook Cafe
- 16 Existing Restroom
- 17 Existing Picnic Shelter
- 18 Sioux Falls Pavilion Multi-Use Structure
- 19 The Great Lawn
- 20 The 605 Market - Food/Art Horse Barn Renovations
- 21 Pedestrian Bridge to Redevelopment/Museum
- 22 Nordic Museum
- 23 Mixed Use/Residential Redevelopment
- 24 Residential Redevelopment
- 25 West Side Neighborhood Pedestrian Access At Tower Park
- 26 Enhance Existing Community Gardens
- 27 Single Track & Skills Area
- 28 Shelter & Bike Trail Head
- 29 Farmers Market Flexible Use Plaza
- 30 Winter Wonderland Auto Drive
- 31 Bike Trail
- 32 Bike Trail Connection to Falls Park Drive
- 33 Farmers Market Parking & Event Overflow
- 34 RV/Bus Parking Along Market Drive
- 35 Event/Flexible Use Lawn/Future & Temporary Parking
- 36 Pedestrian Walk Connection







# THE EXPERIENCE

## GATEWAY TO DOWNTOWN

The realignment of the entry experience provides a clear connection to and through Falls Park. Providing this clarity, Falls Park serves as the gateway to downtown and begins to screen some of the of undesirable views along the corridor. That Quarry now becomes apart of The Falls Park Experience and is seamlessly connected through this realignment.





# THE EXPERIENCE

## INTEGRATE THE QUARRY

The integration of the land locked Quarry into the overall Falls experience provides big opportunities to expand the offerings of visiting this special place.



# THE EXPERIENCE

## ENTERING THE FALLS

The reimagined Discovery Trail builds upon the current successes of experiencing the Falls. Providing an accessible continuous path that provides you 360° overlook and reimagined Falls cantilevered overlook brings you closer to the various features the Falls has to offer. It will give visitors a continuous and clear experience of The Falls.



# THE EXPERIENCE

## CONNECTING THE MARKET



The integration of the land locked Quarry into the overall Falls experience provides big opportunities to expand the offerings of visiting this special place.

# THE EXPERIENCE

## FALLS PARK PROPER

The reworking of the path network generates more sinuous movement to focus views as well as define gathering space such as the Celebration Cultural Circle and Picnic Shelter Lawn.



# THE EXPERIENCE

## THE DISCOVERY TRAIL

The reimagined Discovery Trail builds upon the current successes of experiencing the Falls. Providing an accessible continuous path that provides you 360° overlook and reimagined Falls cantilevered overlook brings you closer to the various features the Falls has to offer. It will give visitors a continuous and clear experience of The Falls.



# THE EXPERIENCE

## FALLS LOOP



# THE EXPERIENCE

## DOWNTOWN EXPERIENCE



# THE EXPERIENCE

## WINTER ACTIVATION

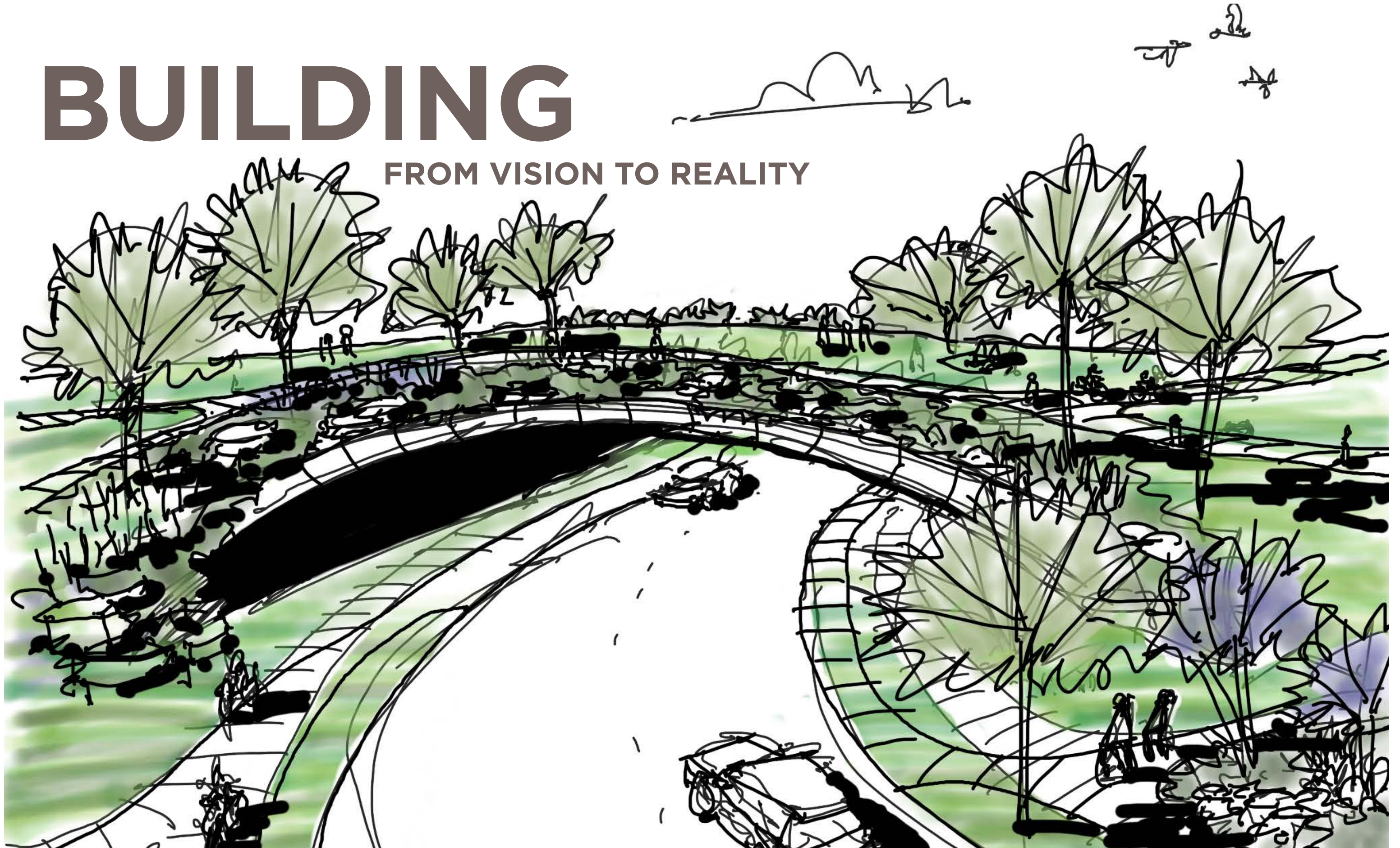
The Great Lawn and Sioux Falls Pavilion offer a variety of winter activities for the communities and visitors alike.





# BUILDING

FROM VISION TO REALITY

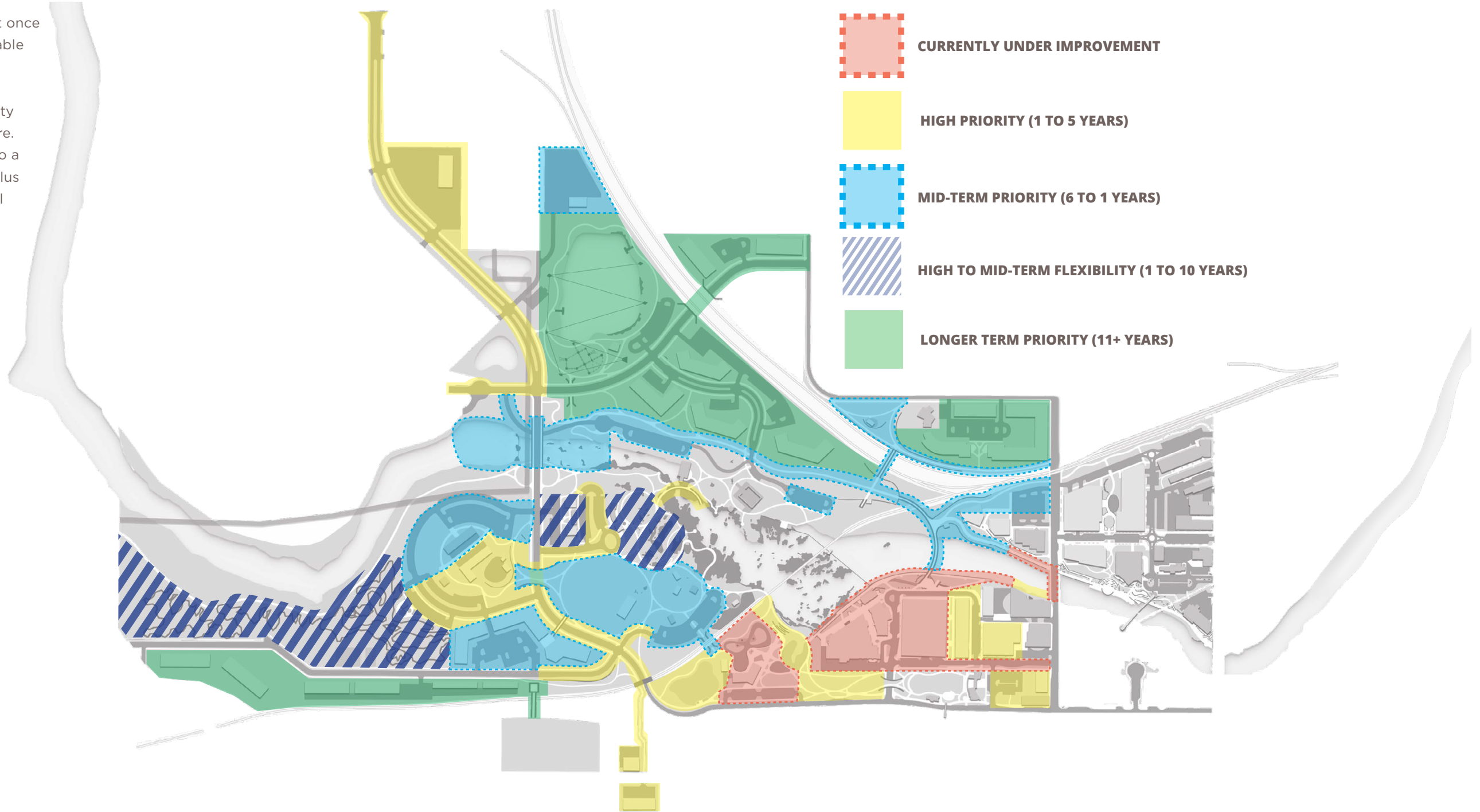


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# PHASING PRIORITIES

## ESTABLISH A VISION

Unfortunately, the plan can't be built all at once for a variety of reasons like funding, available land and permitting timeframes. However, having a clear roadmap of priorities and corresponding timeframes will help the City and private partnerships plan for the future. Our community has proven that it sticks to a vision over the long haul just like the 30 plus years it took to build the primary bike trail loop.



# FUNDING + ECONOMIC SUSTAINABILITY

## NEW + RECURRING OPPORTUNITIES

This plan can't be successfully completed on tax dollars and bonding alone. We will explore Public Improvements Districts, Private-Public Partnerships, Philanthropic giving, a Conservancy and various revenue methods as ways to assist the vision getting completed.

### POTENTIAL ROLE OF A PARKS FOUNDATION

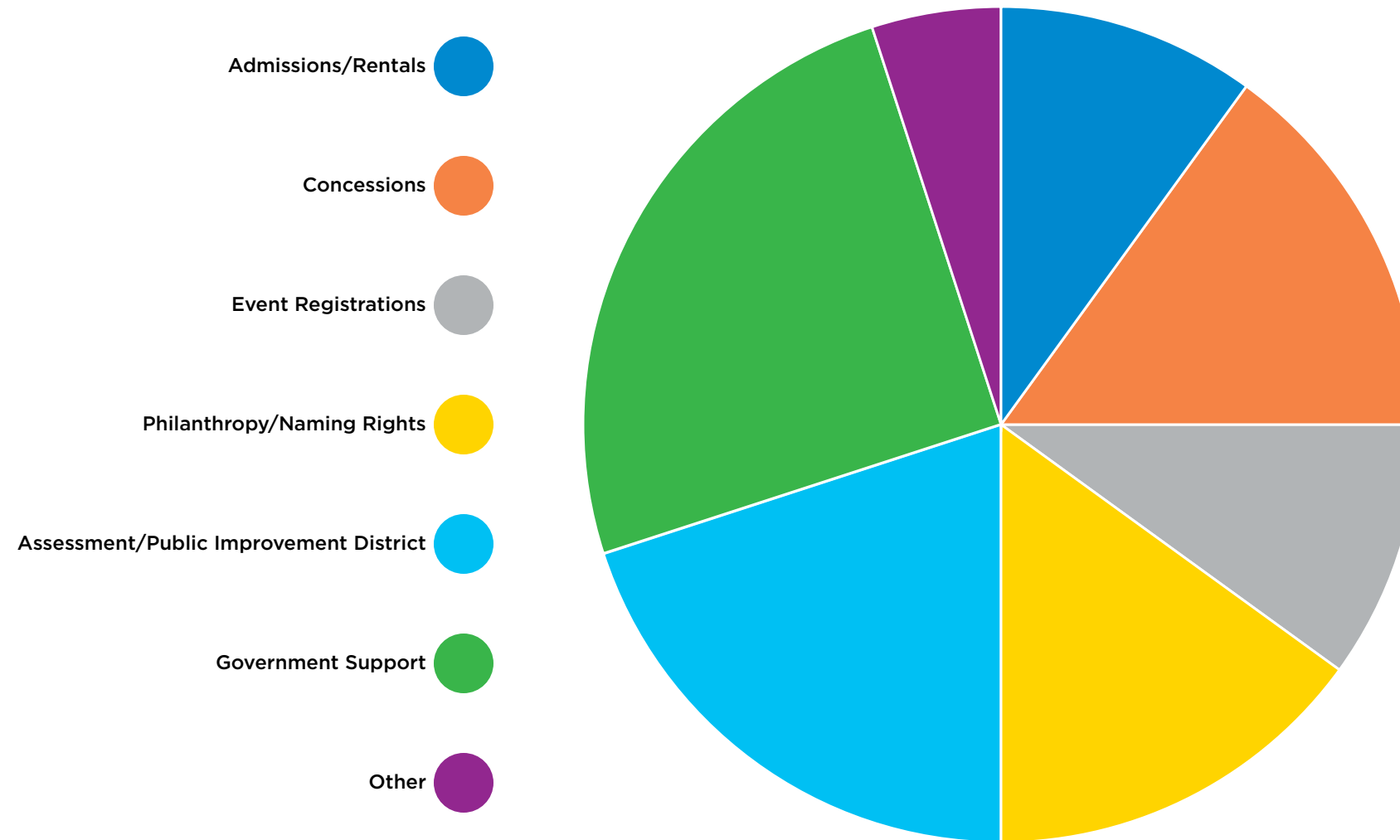
The City of Sioux Falls is currently working on the development of a new parks foundation. The foundation should be an integral part of the fundraising associated with this park. Once the management and governance structure is established, the foundation will become an important stakeholder in the master plan implementation.

### Revenue Opportunities

- Admissions and Equipment Rentals: fat tire and ice skating rentals, bike/skate lessons, rafting rental, adventure park access, dog park annual pass, single track annual pass, VIP or food and beverage experience at Levitt Shell, etc.
- Sometimes there is a free option geared towards users (i.e. use of ice rink with own skates) and paid option (i.e. skate rental)—Comprehensive Plan refers to this as Community Benefit vs. Total Individual Benefit.
- Concessions
- Event Registrations
- Philanthropy/Naming Rights
- Assessments/Public Improvement District
- Smart City Technologies

### Create Diverse Revenue Streams

- Admissions/Rentals 10%
- Concessions 15%
- Event Registrations 10%
- Philanthropy/Naming Rights 15%
- Assessments/Public Improvement District 20%
- Government Support 25%
- Other (advertising, etc.) 5%



# COST TO CONSTRUCT

## VISION TO REALITY

Confluence understands complicated public infrastructure projects that have to get built in multiple phases. Once the final program is established, we will estimate to a detailed level that the City will have confidence in.

Total Anticipated Cost Summary per Priority Phase:	Low	High	Average
High Priority Phase Projects (1 to 5 years):	\$ 17,525,000.00	\$ 26,175,000.00	\$ 21,850,000.00
Mid-Term Priority Projects (6 to 10 years):	\$ 38,220,000.00	\$ 57,645,000.00	\$ 47,932,500.00
Long Term Projects (11+ years):	\$ 16,175,000.00	\$ 23,750,000.00	\$ 19,962,500.00
<b>Total Anticipated Base Bid Construction Cost:</b>	<b>\$ 71,920,000.00</b>	<b>\$ 107,570,000.00</b>	<b>\$ 89,745,000.00</b>
± Approx. Engineering, Design, Environmental, Permitting Fees & Reim. Expenses:	\$ 7,192,000.00	\$ 10,757,000.00	\$ 8,974,500.00
± Approx. Construction Administration Fees & Reimbursable Expenses:	\$ 4,315,200.00	\$ 6,454,200.00	\$ 5,384,700.00
<b>Total Estimated Cost (including Design &amp; CA Fees):</b>	<b>\$ 83,427,200.00</b>	<b>\$ 124,781,200.00</b>	<b>\$ 104,104,200.00</b>

Anticipated Cost Summary per 'High Priority' Phase:	Low	High	Average
Falls Park West Flexible Event Lawn, Land Bridge & Upper Falls Overlook	\$ 2,850,000.00	\$ 3,950,000.00	\$ 3,400,000.00
Falls Park West Dog Park	\$ 625,000.00	\$ 825,000.00	\$ 725,000.00
River Greenway: Kiwanis Park to 6th St Bridge	\$ 2,600,000.00	\$ 3,000,000.00	\$ 2,800,000.00
Falls Park Drive Realignment	\$ 1,250,000.00	\$ 1,650,000.00	\$ 1,450,000.00
Upgraded Pedestrian Path to West Neighborhood	\$ 200,000.00	\$ 300,000.00	\$ 250,000.00
Cultural Circle Gathering Area	\$ 250,000.00	\$ 450,000.00	\$ 350,000.00
Stockyard's Ag Experience Development (misc. related Park Improvements)	\$ 350,000.00	\$ 650,000.00	\$ 500,000.00
Old Park Office Site Development (misc. related Park Improvements)	\$ 500,000.00	\$ 750,000.00	\$ 625,000.00
Visitor's Experience Core Parking Improvements	\$ 650,000.00	\$ 1,100,000.00	\$ 875,000.00
Heritage Interpretive Center Building	\$ 2,500,000.00	\$ 5,000,000.00	\$ 3,750,000.00
Heritage Area Interactive Water Feature & Rock Outcrop Interpretive Areas	\$ 750,000.00	\$ 1,250,000.00	\$ 1,000,000.00
Falls Overlook Pedestrian Bridge Replacement	\$ 1,500,000.00	\$ 2,500,000.00	\$ 2,000,000.00
Rice Street Realignment & Entry Experience	\$ 3,500,000.00	\$ 4,750,000.00	\$ 4,125,000.00
<b>Total Anticipated Base Bid Construction Cost:</b>	<b>\$ 17,525,000.00</b>	<b>\$ 26,175,000.00</b>	<b>\$ 21,850,000.00</b>
± Approx. Engineering, Design, Environmental, Permitting Fees & Reim. Expenses:	\$ 1,752,500.00	\$ 2,617,500.00	\$ 2,185,000.00
± Approx. Construction Administration Fees & Reimbursable Expenses:	\$ 1,051,500.00	\$ 1,570,500.00	\$ 1,311,000.00
<b>Total Estimated Cost (including Design &amp; CA Fees):</b>	<b>\$ 20,329,000.00</b>	<b>\$ 30,363,000.00</b>	<b>\$ 25,346,000.00</b>

Anticipated Cost Summary per 'Mid-Term Priority' Phase:	Low	High	Average
Farmer's Market Area Improvements	\$ 1,500,000.00	\$ 2,250,000.00	\$ 1,875,000.00
River Greenway: 6th St Bridge Greenway to New River Bridge Crossing	\$ 2,000,000.00	\$ 2,500,000.00	\$ 2,250,000.00
Grand Event Lawn Area & Land Bridge	\$ 2,450,000.00	\$ 3,350,000.00	\$ 2,900,000.00
Sioux Falls Pavilion	\$ 3,150,000.00	\$ 3,600,000.00	\$ 3,375,000.00
Expanded Picnic Area Improvements	\$ 300,000.00	\$ 425,000.00	\$ 362,500.00
Picnic Area Parking Expansion	\$ 385,000.00	\$ 515,000.00	\$ 450,000.00
Railroad Pedestrian Tunnel to Falls Park West	\$ 895,000.00	\$ 1,200,000.00	\$ 1,047,500.00
White Water Area Parking Expansion & Access Road	\$ 465,000.00	\$ 620,000.00	\$ 542,500.00
Falls Park Bridge Replacement	\$ 6,950,000.00	\$ 14,000,000.00	\$ 10,475,000.00
White Water Park Area Development (misc. related Park Improvements)	\$ 400,000.00	\$ 600,000.00	\$ 500,000.00
Historic Core Parking Expansion	\$ 325,000.00	\$ 560,000.00	\$ 442,500.00
East Falls Park Entrance & Whittier Neighborhood Access	\$ 1,850,000.00	\$ 2,600,000.00	\$ 2,225,000.00
Single Track / Skills Area	\$ 650,000.00	\$ 1,200,000.00	\$ 925,000.00
Parks & Recreation Maintenance Building / Service Area	\$ 2,200,000.00	\$ 2,800,000.00	\$ 2,500,000.00
Community Garden Improvements	\$ 150,000.00	\$ 325,000.00	\$ 237,500.00
605 Market Area Improvements	\$ 1,500,000.00	\$ 2,100,000.00	\$ 1,800,000.00
BNSF Railroad Spur @ Falls Park Pedestrian Bridge Crossing for Bike Trail	\$ 2,500,000.00	\$ 3,100,000.00	\$ 2,800,000.00
Big Sioux River Pedestrian Bridge Crossing	\$ 6,000,000.00	\$ 10,000,000.00	\$ 8,000,000.00
BNSF Railroad Mainline & Switching Pedestrian Bridge Crossing & Overlook	\$ 3,300,000.00	\$ 4,100,000.00	\$ 3,700,000.00
Smithfield Railroad Spur removal & New Trail Construction	\$ 1,250,000.00	\$ 1,800,000.00	\$ 1,525,000.00
<b>Total Anticipated Base Bid Construction Cost:</b>	<b>\$ 38,220,000.00</b>	<b>\$ 57,645,000.00</b>	<b>\$ 47,932,500.00</b>
± Approx. Engineering, Design, Environmental, Permitting Fees & Reim. Expenses:	\$ 3,822,000.00	\$ 5,764,500.00	\$ 4,793,250.00
± Approx. Construction Administration Fees & Reimbursable Expenses:	\$ 2,293,200.00	\$ 3,458,700.00	\$ 2,875,950.00
<b>Total Estimated Cost (including Design &amp; CA Fees):</b>	<b>\$ 44,335,200.00</b>	<b>\$ 66,868,200.00</b>	<b>\$ 55,601,700.00</b>

Anticipated Cost Summary per 'Long-Term Priority' Phase:	Low	High	Average
Pedestrian Connection to West Side Neighborhood	\$ 2,800,000.00	\$ 3,350,000.00	\$ 3,075,000.00
Falls Park East Entry Road & Access Improvements	\$ 875,000.00	\$ 1,400,000.00	\$ 1,137,500.00
Weber/Franklin Ave Realignment & Tunnel under Railroad	\$ 6,500,000.00	\$ 10,000,000.00	\$ 8,250,000.00
Quarry Park Improvements (Fishery, ziplines, rope course, etc)	\$ 6,000,000.00	\$ 9,000,000.00	\$ 7,500,000.00
<b>Total Anticipated Base Bid Construction Cost:</b>	<b>\$ 16,175,000.00</b>	<b>\$ 23,750,000.00</b>	<b>\$ 19,962,500.00</b>
± Approx. Engineering, Design, Environmental, Permitting Fees & Reim. Expenses:	\$ 1,617,500.00	\$ 2,375,000.00	\$ 1,996,250.00
± Approx. Construction Administration Fees & Reimbursable Expenses:	\$ 970,500.00	\$ 1,425,000.00	\$ 1,197,750.00
<b>Total Estimated Cost (including Design &amp; CA Fees):</b>	<b>\$ 18,763,000.00</b>	<b>\$ 27,550,000.00</b>	<b>\$ 23,156,500.00</b>

# OPERATIONS + MAINTENANCE

## GROUNDING UNDERSTANDING

“Build it and they will come.”

A project needs to be taken care of, a successful one that is a source of community pride even more so. An understanding of what Sioux Falls investment will be is important, but we will also look at additional strategies to increase additional maintenance opportunities in high use and other important areas.

Annual Estimated Operating Expenses at right shown for illustrative purposes. A full evaluation of all proposed eight plan areas has been completed and is available upon request.

Area 04 Annual Estimated Operating Expense				
<b>Building Maintenance</b>				
Std Park Restroom	\$ 5,200.00	X	0	= \$ -
Restroom with Concession	\$ 7,950.00	X	1	= \$ 7,950.00
Warming House	\$ 10,700.00	X	0	= \$ -
Special Building	\$ 18,500.00	X	0	= \$ -
Maintenance Building	\$ 7,950.00	X	1	= \$ 7,950.00
<b>Shelter</b>				
Full	\$ 1,100.00	X	1	= \$ 1,100.00
Half	\$ 565.00	X	0	= \$ -
<b>Playground</b>				
Neighborhood	\$ 1,385.00	X	0	= \$ -
Regional	\$ 2,270.00	X	0	= \$ -
<b>Irrigation</b>				
	\$ 2,150.00	X	0	= \$ -
<b>Turf</b>				
Event Lawn - Irrigated	\$ 1,900.00	X	0	= \$ -
Lawn - Irrigated	\$ 1,510.00	X	0	= \$ -
Lawn - Non-Irrigated	\$ 310.00	X	0	= \$ -
<b>Parking Lots</b>				
	\$ 220.00	X	105	= \$ 23,100.00
<b>Sidewalk</b>				
	\$ 6.30	X	1,250	= \$ 7,875.00
<b>Bike Trail</b>				
	\$ 1.25	X	2,000	= \$ 2,500.00
<b>Walk/Trail Snow Removal</b>				
	\$ 1.25	X	3,250	= \$ 4,062.50
<b>Bridge or Tunnels</b>				
	\$ 6.30	X	180	= \$ 1,134.00
<b>Splitrail Fence</b>				
	\$ 215.00	X	5	= \$ 1,075.00
<b>Metal Guardrail</b>				
	\$ 275.00	X	4	= \$ 1,100.00
<b>Lighting</b>				
	\$ 115.00	X	34	= \$ 3,910.00
<b>Trees</b>				
	\$ 60.00	X	220	= \$ 13,200.00
<b>Litter Pick-up</b>				
	\$ 200.00	X	19.5	= \$ 3,900.00
<b>ANNUAL ESTIMATED TOTAL</b> = \$ 78,856.50				

Area 02 Annual Estimated Operating Expense				
<b>Building Maintenance</b>				
Std Park Restroom	\$ 5,200.00	X	1	= \$ 5,200.00
Restroom with Concession	\$ 7,950.00	X	0	= \$ -
Warming House	\$ 10,700.00	X	0	= \$ -
Special Building	\$ 18,500.00	X	1	= \$ 18,500.00
Maintenance Building	\$ 7,950.00	X	0	= \$ -
<b>Shelter</b>				
Full	\$ 1,100.00	X	4	= \$ 4,400.00
Half	\$ 565.00	X	0	= \$ -
<b>Playground</b>				
Neighborhood	\$ 1,385.00	X	0	= \$ -
Regional	\$ 2,270.00	X	1	= \$ 2,270.00
<b>Irrigation</b>				
	\$ 2,150.00	X	3	= \$ 6,450.00
<b>Turf</b>				
Event Lawn - Irrigated	\$ 1,900.00	X	0	= \$ -
Lawn - Irrigated	\$ 1,510.00	X	3	= \$ 4,530.00
Lawn - Non-Irrigated	\$ 310.00	X	12	= \$ 3,720.00
<b>Parking Lots</b>				
	\$ 220.00	X	640	= \$ 140,800.00
<b>Sidewalk</b>				
	\$ 6.30	X	2,900	= \$ 18,270.00
<b>Bike Trail</b>				
	\$ 1.25	X	3,100	= \$ 3,875.00
<b>Walk/Trail Snow Removal</b>				
	\$ 1.25	X	6,000	= \$ 7,500.00
<b>Bridge or Tunnels</b>				
	\$ 6.30	X	680	= \$ 4,284.00
<b>Splitrail Fence</b>				
	\$ 215.00	X	6	= \$ 1,290.00
<b>Metal Guardrail</b>				
	\$ 275.00	X	6	= \$ 1,650.00
<b>Lighting</b>				
	\$ 115.00	X	60	= \$ 6,900.00
<b>Trees</b>				
	\$ 60.00	X	285	= \$ 17,100.00
<b>Litter Pick-up</b>				
	\$ 200.00	X	36.5	= \$ 7,300.00
<b>Bike Single Track</b>				
	\$ 0.75	X	10,000	= \$ 7,500.00
<b>ANNUAL ESTIMATED TOTAL</b> = \$ 261,539.00				

Area 03 Annual Estimated Operating Expense				
<b>Building Maintenance</b>				
Std Park Restroom	\$ 5,200.00	X	0	= \$ -
Restroom with Concession	\$ 7,950.00	X	0	= \$ -
Warming House	\$ 10,700.00	X	0	= \$ -
Special Building	\$ 18,500.00	X	1	= \$ 18,500.00
Maintenance Building	\$ 7,950.00	X	1	= \$ 7,950.00
<b>Shelter</b>				
Full	\$ 1,100.00	X	1	= \$ 1,100.00
Half	\$ 565.00	X	0	= \$ -
<b>Playground</b>				
Neighborhood	\$ 1,385.00	X	0	= \$ -
Regional	\$ 2,270.00	X	2	= \$ 4,540.00
<b>Irrigation</b>				
	\$ 2,150.00	X	6	= \$ 12,900.00
<b>Turf</b>				
Event Lawn - Irrigated	\$ 1,900.00	X	0	= \$ -
Lawn - Irrigated	\$ 1,510.00	X	6	= \$ 9,060.00
Lawn - Non-Irrigated	\$ 310.00	X	2	= \$ 620.00
<b>Parking Lots</b>				
	\$ 220.00	X	110	= \$ 24,200.00
<b>Sidewalk</b>				
	\$ 6.30	X	6,000	= \$ 37,800.00
<b>Bike Trail</b>				
	\$ 1.25	X	0	= \$ -
<b>Walk/Trail Snow Removal</b>				
	\$ 1.25	X	6,000	= \$ 7,500.00
<b>Bridge or Tunnels</b>				
	\$ 6.30	X	380	= \$ 2,394.00
<b>Splitrail Fence</b>				
	\$ 215.00	X	5	= \$ 1,075.00
<b>Metal Guardrail</b>				
	\$ 275.00	X	5	= \$ 1,375.00
<b>Lighting</b>				
	\$ 115.00	X	75	= \$ 8,625.00
<b>Trees</b>				
	\$ 60.00	X	120	= \$ 7,200.00
<b>Litter Pick-up</b>				
	\$ 200.00	X	12.5	= \$ 2,500.00
<b>ANNUAL ESTIMATED TOTAL</b> = \$ 147,339.00				

Area 01 Annual Estimated Operating Expense				
<b>Building Maintenance</b>				
Std Park Restroom	\$ 5,200.00	X	1	= \$ 5,200.00
Restroom with Concession	\$ 7,950.00	X	0	= \$ -
Warming House	\$ 10,700.00	X	0	= \$ -
Special Building	\$ 18,500.00	X	4	= \$ 74,000.00
Maintenance Building	\$ 7,950.00	X	0	= \$ -
<b>Shelter</b>				
Full	\$ 1,100.00	X	1	= \$ 1,100.00
Half	\$ 565.00	X	2	= \$ 1,130.00
<b>Playground</b>				
Neighborhood	\$ 1,385.00	X	0	= \$ -
Regional	\$ 2,270.00	X	0	= \$ -
<b>Irrigation</b>				
	\$ 2,150.00	X	12	= \$ 25,800.00
<b>Turf</b>				
Event Lawn - Irrigated	\$ 1,900.00	X	5	= \$ 9,500.00
Lawn - Irrigated	\$ 1,510.00	X	7	= \$ 10,570.00
Lawn - Non-Irrigated	\$ 310.00	X	3	= \$ 930.00
<b>Parking Lots</b>				
	\$ 220.00	X	290	= \$ 63,800.00
<b>Sidewalk</b>				
	\$ 6.30	X	9,850	= \$ 62,055.00
<b>Bike Trail</b>				
	\$ 1.25	X	900	= \$ 1,125.00
<b>Walk/Trail Snow Removal</b>				
	\$ 1.25	X	10,750	= \$ 13,437.50
<b>Bridge or Tunnels</b>				
	\$ 6.30	X	240	= \$ 1,512.00
<b>Splitrail Fence</b>				
	\$ 215.00	X	8	= \$ 1,720.00
<b>Metal Guardrail</b>				
	\$ 275.00	X	1.5	= \$ 412.50
<b>Lighting</b>				
	\$ 115.00	X	125	= \$ 14,375.00
<b>Trees</b>				
	\$ 60.00	X	275	= \$ 16,500.00
<b>Litter Pick-up</b>				
	\$ 200.00	X	23	= \$ 4,600.00
<b>ANNUAL ESTIMATED TOTAL</b> = \$ 307,767.00				

# ANNUAL OPERATING COSTS

## ACTIVITIES + INTEREST EXPENSES



# OPERATIONS + MAINTENANCE

## BRYANT PARK

**BEFORE** — City Management



**AFTER** — Conservancy Management, Bryant Park Corporation





# OPERATIONS + MAINTENANCE

## BRYANT PARK



# COMMUNITY OUTREACH STRATEGIC ENGAGEMENT

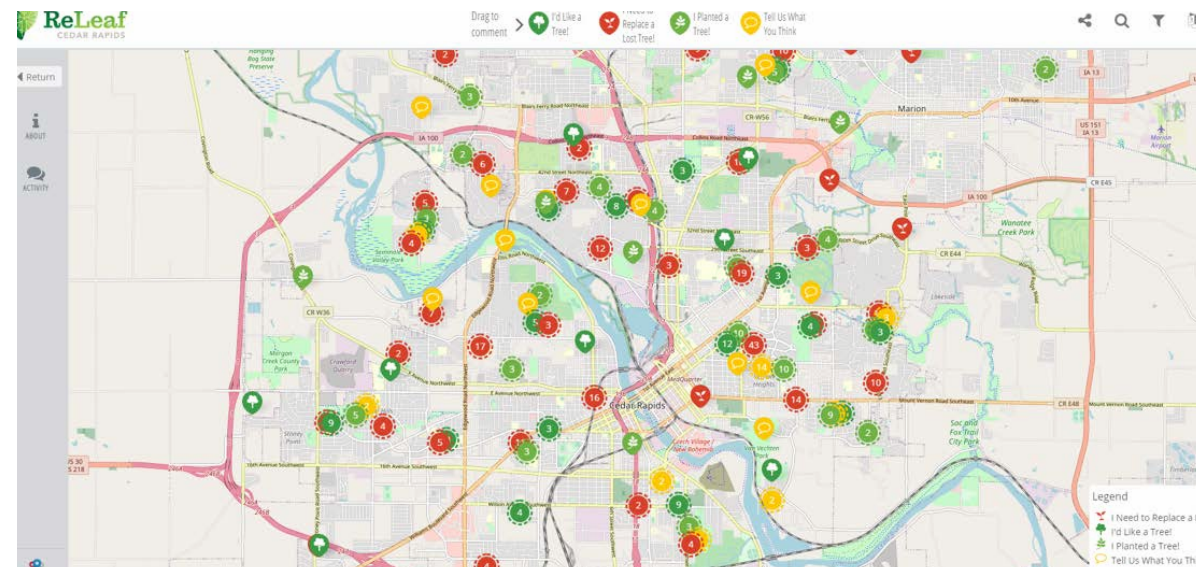
Equitable public engagement has the ability to empower an inclusive opinion and policy, which results in a transparent equitable design of our communities. To ensure meaningful dialogue, we believe it is imperative to engage a wide reach of perspectives, thoughts and values, to build and shape our communities. We do this in ways that meet people where they are and use multiple methods and tools that break down barriers and get honest valuable conversation.

We need to develop thoughtful methods that are truly effective via both in-person and online modes, and in ways that break down barriers. We ask, "Whose voice is missing?" to avoid bias in the engagement efforts and to make sure every voice is heard. We feel the most successful engagement happens when you go to where the people are. It is critical that designers work collaboratively to positively synthesize ideas, strategies, and actions that are real and implementable. And, most importantly, we are great listeners.

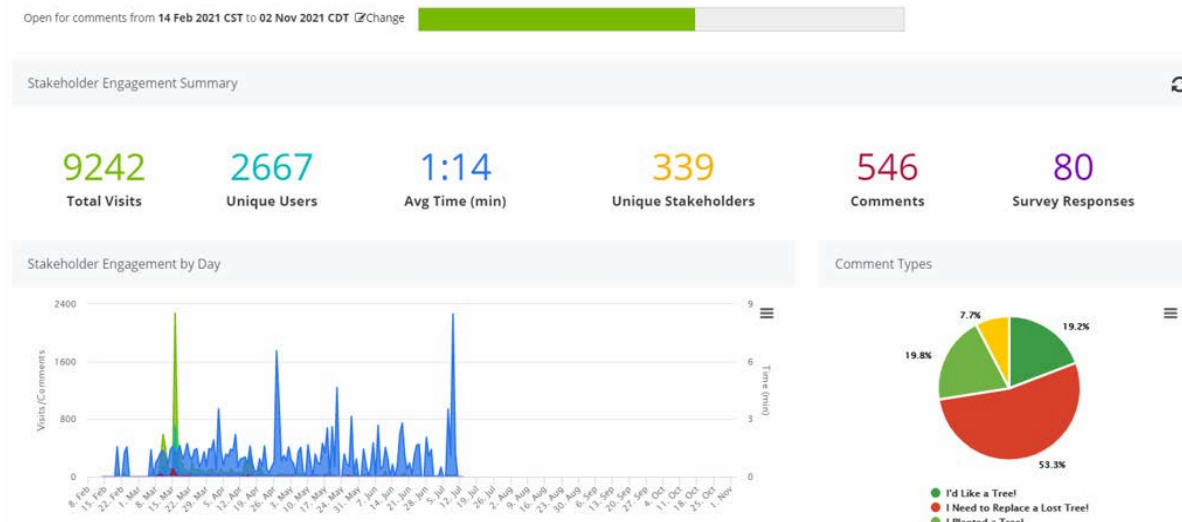
- Provide multiple opportunities and varied channels to contribute
- Ensure everyone has a path to engage - at their own pace
- Ensure process transparency - advertise meeting ahead of time, instructions for access, and identify where to get more information
- Provide post-meeting accountability and follow-through. Let people know that you heard them, and demonstrate how their input influenced the design or plan

We work closely with clients to identify and engage key stakeholders, gather input, identify risks and opportunities, formulate strategies and prepare communications. By working with us, our clients reach practical and sustainable outcomes through social assessment and dynamic community engagement. Through our engagement process, key stakeholders and the community understand what's behind the action, and this translates directly to project success.

Clients can expect our diverse team of professionals to deliver effective engagement and assessment services that achieve improved outcomes throughout the project life cycle. Success often depends on the way in which a project's stakeholders are engaged. We work with our clients to develop a targeted approach to engagement, drawing on five key elements of public participation: information, consultation, involvement, collaboration and empowerment.



Online Community Engagement (Social Pinpoint)



Online Community Engagement (Social Pinpoint)



# COMMUNITY OUTREACH

## FALLS PARK ENGAGEMENT

As a Sioux Falls based company, Confluence has engaged the community over the years hosting a variety of events and interactive outreach. Most recently we completed the Park System plan which included a robust public engagement process including key stakeholder interviews, focus group discussions, three public forums, a statistically valid survey, a crowd-sourcing project website, and an online survey with broad outreach throughout the community. We have used and perfected a variety of engagement methods that provide a wide reach of stakeholders, community, underserved groups, and visitors. These include listening sessions and focus groups, social media integration, pop ups, online engagement, interactive games, yard signs, QR codes, 360 models, flash events and interactive video.

### CONVERSATIONS

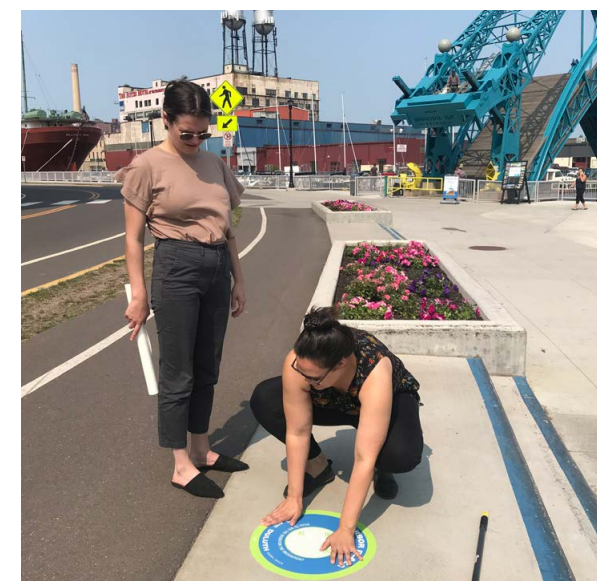
As part the Falls Park master plan we understand the importance of genuine community engagement. Our team connected with local stakeholders including local business leaders, developers, residents, non-profits, downtown advocates, tourists and visitors to have meaningful discussions on the importance of Falls Park and the Vision for its future.

### A DESIGN TO REFLECT “ALL COMMUNITY”

It is important to establish a narrative with Ethnic and Native communities through conversation & Indigenous partnership. There is a growing percentage of Native and Latino people in Sioux Falls that must be acknowledged as a primary constituency. Engaging with the Native community takes a long time. You will not receive meaningful feedback or buy-in without sustained relationship-building and trust. Establishing a relationship with tribes or Indigenous non-profits can signal credibility. But we also need to engage with individuals informally (not through tribal leadership) and in the urban Indian community. It is important to identify universal engagement themes, while still acknowledging real conflicts and difference of perspectives between Indigenous people, BIPOC groups and white communities. The site's role in milling, lumber, mining, quarrying is well-known. Less well-known is the site's significance to Native people. To celebrate or focus on industrial uses of the site is not presenting a full history of the site and is a less 'modern' and accessible approach.

### ENGAGEMENT BEYOND THE MASTER PLAN

It is critical to provide ongoing engagement during the master planning process to help educate the public on the importance of Falls Park as a signature park. A signature park doesn't look like other city parks, so it cannot be managed or funded like other city parks. It is also critical to provide ongoing engagement after the master planning process. Engagement does not end after the project, the managing/governing entity must ensure the community needs to stay connected, relationships and trust maintained to ensure the design is communicated, and the community investment and philanthropy fulfills the vision.



# A DAY AT THE FALLS

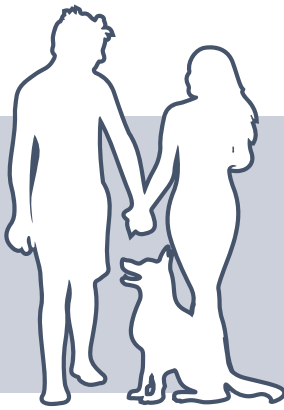
## CREATING EXPERIENCES + MEMORIES

# A DAY AT FALLS PARK

MORNING

AFTERNOON

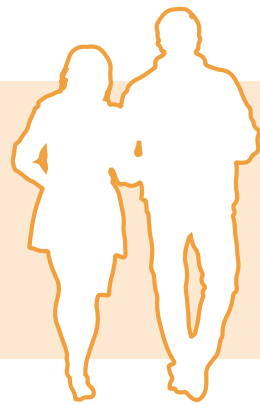
NIGHT



FALLS PARK NEIGHBORHOOD RESIDENT



VISITOR TO FALLS PARK



TYPICAL SIOUX FALLS RESIDENT



# A YEAR AT THE FALLS

CREATING EXPERIENCES  
+ MEMORIES





**THANK YOU**  
ENHANCING FALLS PARK FOR ALL