IDEAS & VISIONS FOR SOUTH SIOUX CITY
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Urban Sprawl = Inefficiency
Commercial “Big Box” Malls
Economic Development
Young people are moving back to cities, especially to downtown areas because they prefer the environment and it is near to their work.
Urban Sprawl: Inactivity = Overweight

Less Walkable Place = residents are 60% more likely to be overweight & have other health conditions (diabetes, asthma, heart conditions and death from car accidents. vs. Walkable Place = residents are 35% more likely to be overweight
We are looking for a new Urbanism

That provides

Quality public spaces, urban landscape and architecture
We are looking for a new Urbanism
That provides
Compact and walkable cities
We are looking for a new Urbanism

That is
Multimodal and Public Transit Oriented
We want to Improve the Walkability
Attractions: Urban “Thematization”
Attractions: Urban “Thematization”
Attractions: Entertainment Districts

Shopping – Theaters- bars- gyms- restaurants- cafes- housing (Mixed Use)

*Planned in Omaha
Someone already started...
RETROFITTING SUBURBIA
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South Sioux City

- Is walkable in its form thanks to its planned square grid but not in function (disconnect between residential, commercial, public and work)

- Dakota Avenue- convenient stores and restaurants in a centralized corridor

But...

- Mono uses vs. Mixed uses
- Poor or inexistent public transportation
Blank Walls Are Uninviting
Appear Cold & Unwelcoming
Poor or non-existent Public Transportation
Dead sidewalks on Dakota Avenue
Lack of street crossings
Car oriented developments, mono-uses & an overall disconnect
WHAT IS NEEDED TO BRING PEOPLE TO SOUTH SIOUX CITY?

*DESTINATIONS
*ATTRACTIONS
*INFILL EMPTY SPACES/BUILDINGS
*MEANINGFUL PLACES OF QUALITY & CHARACTER
*FLEXIBLE OPTIONS FOR TRANSPORTATION & LIVING SITUATIONS
Downtown Sioux Falls
Old Market in Omaha

Places like the Old Market in Omaha attract:
• Creative/Educated people
• Diverse people
• Young Professionals
How Does This Space Make You Feel?
How can we make South Sioux City better?
THE FUTURE IS NOW
But, what about the rest of our Riverfront?
Our Neighbors Across the River Have A Plan – Shouldn’t We?

Draft Master Plan

FEATURED PROGRAM

ICON: Ferris Wheel Entertainment Area

FOOD OPTIONS: Picnic Shelters & Space for Food Carts and Farmers Market

PARKING: ~75 Cars

Other
- Interactive Fountain (1)
- Bag Toss (Space for 8)
- Volleyball (3)
- Large and Small Overlooks (4)
- Yoga Lawn (Medium)
- Playfield/Event Lawn (Large)
- Shade Pavilion (1)
- Monument Garden (Preserve Existing)
- Restroom (4- including one in building)
- Multi-use Path System
Visions of The Future
RIVER FRONT REDEVELOPMENT - 1ST PHASE

Legend:
- Orange: Medium/High Residential
- Pink: Low Residential
- Green: Commercial
- Yellow: Landmarks and Cultural
- Purple: Landmarks and Cultural
- Pale Yellow: Existing Building

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### Site Data

- Mixed use residential/commercial building
- Commercial & cultural plaza
- Existing residential complex (Cottonwood Landing)
- Landmark (observation tower) and open riverside area
- Performing arts center
- Existing parking (Marina Inn)
- Existing Marina Inn Hotel
- Existing Siouxland Veterans Memorial Bridge
- Proposed Veterans Drive expansion

Illustration by Emmanuel Melendez 2016
And How About A Vision for a “TRUE” Down Town?
SSC CITY HALL AREA CURRENT CONDITIONS
SSC CITY HALL AREA URBAN REDEVELOPMENT