

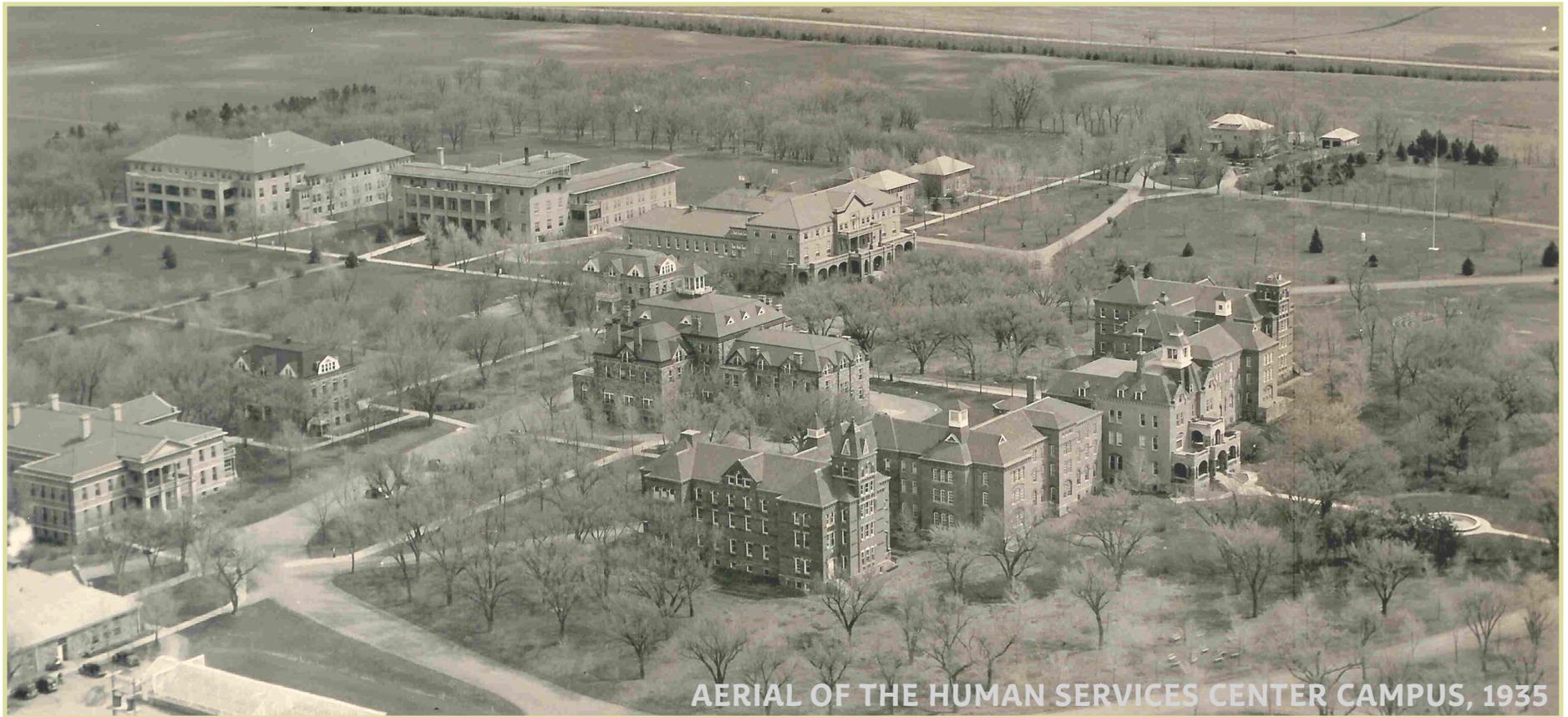
YANKTON, S.D.

Mead NEIGHBORHOOD CONCEPT

An invitation to reimagine



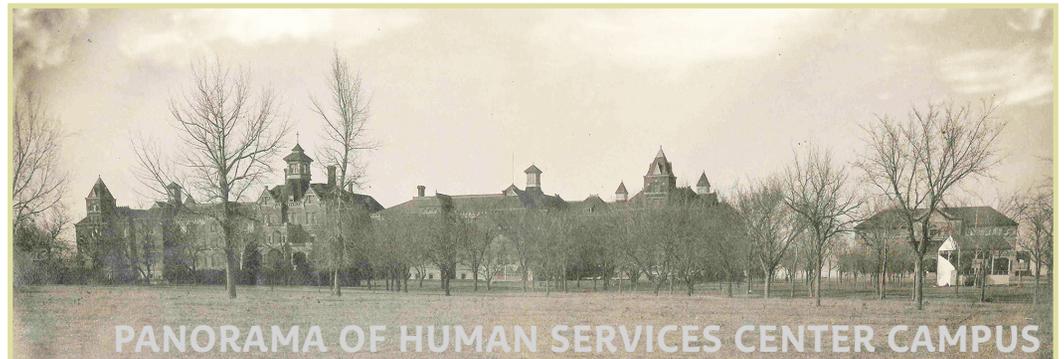
The Human Services Center, north of the site being reimagined, had—and, in the Mead Building, still has—some impressive examples of local architecture.



AERIAL OF THE HUMAN SERVICES CENTER CAMPUS, 1935



MEAD BUILDING



PANORAMA OF HUMAN SERVICES CENTER CAMPUS

Photos courtesy the Dakota Territorial Museum

“This work represents a broad community vision of what the site could look like.”

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ngaging in thoughtful planning for what our community might look like in 10 or 20 years is positive for our city.

It helps elected leaders and city staff better understand what our fellow citizens want this community to be like. For that reason, it was important to the City Commission to seek out the community’s input in a robust and thoughtful way before any development occurred.

The significant number of community members who stepped forward during this process and shared their visions with us helps ensure that this location will continue to be a place we can be proud of. So after gathering public input and working with design professionals, this work represents a broad community vision of what the site could look like. Rather than a design for a specific building or street, it will be the map that helps designers and builders tailor future projects to suit the special character of the location and make sure all the parts and pieces fit together right.

We know a lot of history has come before, and whatever development occurs will respect the people, buildings, and events that preceded it. We also know that development at the site is likely to be gradual and changes will occur over the next 5, 10, or 15 years with new infrastructure being built as the market and development demands.

It’s clear from everyone’s passion that this place inspires people, and they have a connection to events and memories made here. Those connections often include recollections of time shared with family and friends, and I’m sure that even as the activities taking place here change, the relationship with the place will remain. The way we use the area and how we interact may be different, but it will reflect the best of those things that came before, and will become a significant place for a new generation of Yanktonians.

Amy Nelson
City Manager

SITE CONCEPT



All roads lead to the Mead

A theme emerged in the public input sessions: “All roads lead to the Mead.” The first concept takes this theme literally, with a diagonal central street corridor forming the backbone of the plan’s offset grid design.

In the southeast corner, next to the intersection of Broadway Avenue and Highway 50 where much of Yankton’s traffic pauses daily, is a development sign and a water feature. The water feature may be designed to mitigate stormwater runoff, transforming a utilitarian concept into a site amenity. From there, the viewer’s eye is directed northwest along the corridor to a park where its amenities signal the upcoming vista of the Mead.



SITE CONCEPT B

Gatherings
on the green



A central green similar to those found in old New England towns is the unique feature of this concept, with curved streets radiating from that center.

Many features of Concept A are also present in Concept B. A diagonal corridor still directs the view towards the Mead, but the course is interrupted by the green.

The site feature in the southeast corner has a somewhat larger presence in the life of the community in this concept. This place could be designed as a plaza for gatherings, outdoor dining, or even a "trail head" for the multi-purpose trail that weaves its way around the site.

Eric Ambroson, Larry Crane & Ryan Kranz

SITE CONCEPT A

All roads lead to the Mead

BUILDINGS

The central commercial area of Plan Concept A is laid out in a traditional Midwestern “Main Street” design, where most of the activity is concentrated on the main corridor. An intersecting street creates a strong sense of place framed by corner buildings.

The core buildings would be suitable for shops, services, and establishments on the main floor, with room for offices or housing on the upper floor. The perimeter of the core area is lined with typical commercial/office buildings that are suitable for many uses.

Residential uses are directed to the western edge of the site, creating a typical transition between the intensive land uses to the east and the natural areas to the west. Townhouses, condominiums, live-work units, and apartment houses are found along a large green median. The median would be centered on a view of the Mead and framed by street trees and the residential buildings.



SITE CONCEPT B

Gatherings on the green

BUILDINGS



Eric Ambrosion

The core commercial buildings surrounding the green form an “outdoor room” without a ceiling, creating a sense of enclosure and a sense of place.

Each storefront has a view of the activity on the green. The green could be a setting for live music or other events, or it could be a quiet place to eat lunch or read a book. As in Plan A, the second floor of the buildings could be dedicated to office or residential uses.

The band of buildings lining the outside of the core would be designed to be flexible in their use. Offices and services could dominate the main floor, while housing could occupy the upper floor. Or, certain sites and buildings could be used for civic or institutional purposes such as government offices or a technical education center.

Housing occupies a smaller share of Concept B’s land use plan. Single-function residential uses are held along the western edge of the site, with a mix of live-work units, townhouses, and apartment houses.

SITE CONCEPT A

All roads lead to the Mead

3-D VIEW



Eric Ambrosion

“People First” is the main design principle with both of these concepts. They attempt to put cars in their place. Parking is relegated to the side or rear of buildings and is not allowed to dominate the front facades.

SITE CONCEPT B

Gatherings on the green

3-D VIEW



Eric Ambrosion

A multi-purpose trail winds its way around the southern and eastern edges of the site in both concepts. Users of the trail can access the land uses within the site as well. The trail plan is also integrated with the City of Yankton's plan to pave a trail along Highway 50: An underpass is shown in the left portion of the plan which will connect to the other trail links.

HOUSING CONCEPT

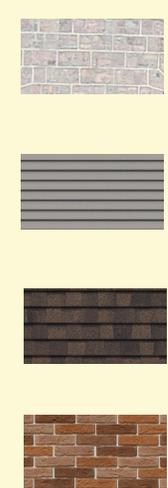
Housing Scale based on density and use

Low Density Residential

High Density Commercial

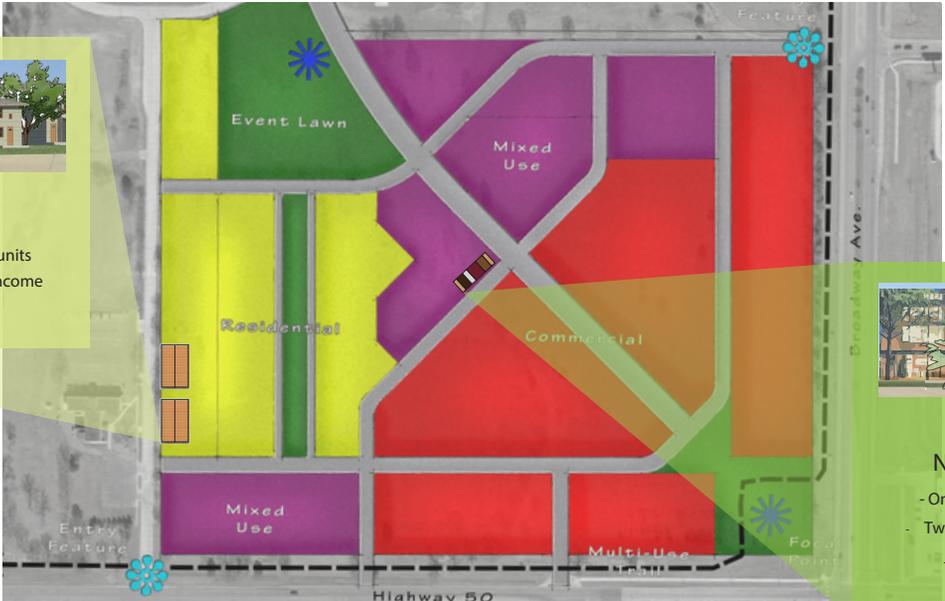


Material Palette



Apartment Housing

- Each building contains 12- 24 units
- Attract middle and upperclass income



Mixed-Use Neighborhood

- One story business level
- Two story residential level
- Modern storefronts
- Unique Businesses



Cassie Pospishil

Housing for Mead Neighborhood includes apartment housing and multi-use buildings. The apartments would house 12-24 units, and would be for middle- to high-income tenants. Features include equal access to green space and higher quality living. Multi-use apartments will be integrated into the commercial district; businesses will be on the bottom floor, while living is on the second floor. The multi-use buildings create a small urban fabric and add to the neighborhood aesthetic of the area, all the while acting as a buffer between the housing and commercial zones on the 45-acre plot.

COMMERCIAL CONCEPT



Eric Ambrosion

The core of the commercial area could have a vibrant atmosphere full of street life. Cafés, coffee shops, book stores, pubs, and specialty retail could draw visitors from the community and the region to spend time at the Mead. This area could be generally described in the same manner as a “lifestyle center,” similar to places like Village Pointe in Omaha, Nebraska, or Zona Rosa in Kansas City, Missouri. The buildings frame the street and provide a sense of enclosure and a view corridor to the Mead.

SITE AMENITY CONCEPTS

FEATURE IN SOUTHEAST CORNER



Eric Ambrosion

Great places are enhanced by great landscaping, which provides the “sense of place” that brings people back to those great places time and time again. This principle would be applied to the Mead area in the form of a landmark corner feature at the intersection of SD Highway 50 and US Highway 81 in Yankton. This conceptual entry feature pays homage to the Missouri River by transforming the utilitarian function of stormwater runoff into a site amenity. Landscaped paths and buildings around the water could act as a mini River Walk. The corner could be a place where several paths converge to create a gathering space. This area is marked by an iconic sign that communicates the identity of the place.

ENTRY SIGN

All points of entry to the Mead would have a unified look. A sign in the median of the entry at 33rd Street and US Highway 81 could inform motorists of the unique sense of place that the Mead provides. The entry feature at 33rd Street will play a significant role in marking the northern entrance to Yankton. Beyond the entry, a signature building provides clues that corporate facilities could be welcome in the development. Flanking landscaped walls provide a grand entrance to the campus.



Cassie Pospishil, David Locke & Eric Ambrosion



Jim Schramm

BIKE UNDERPASS

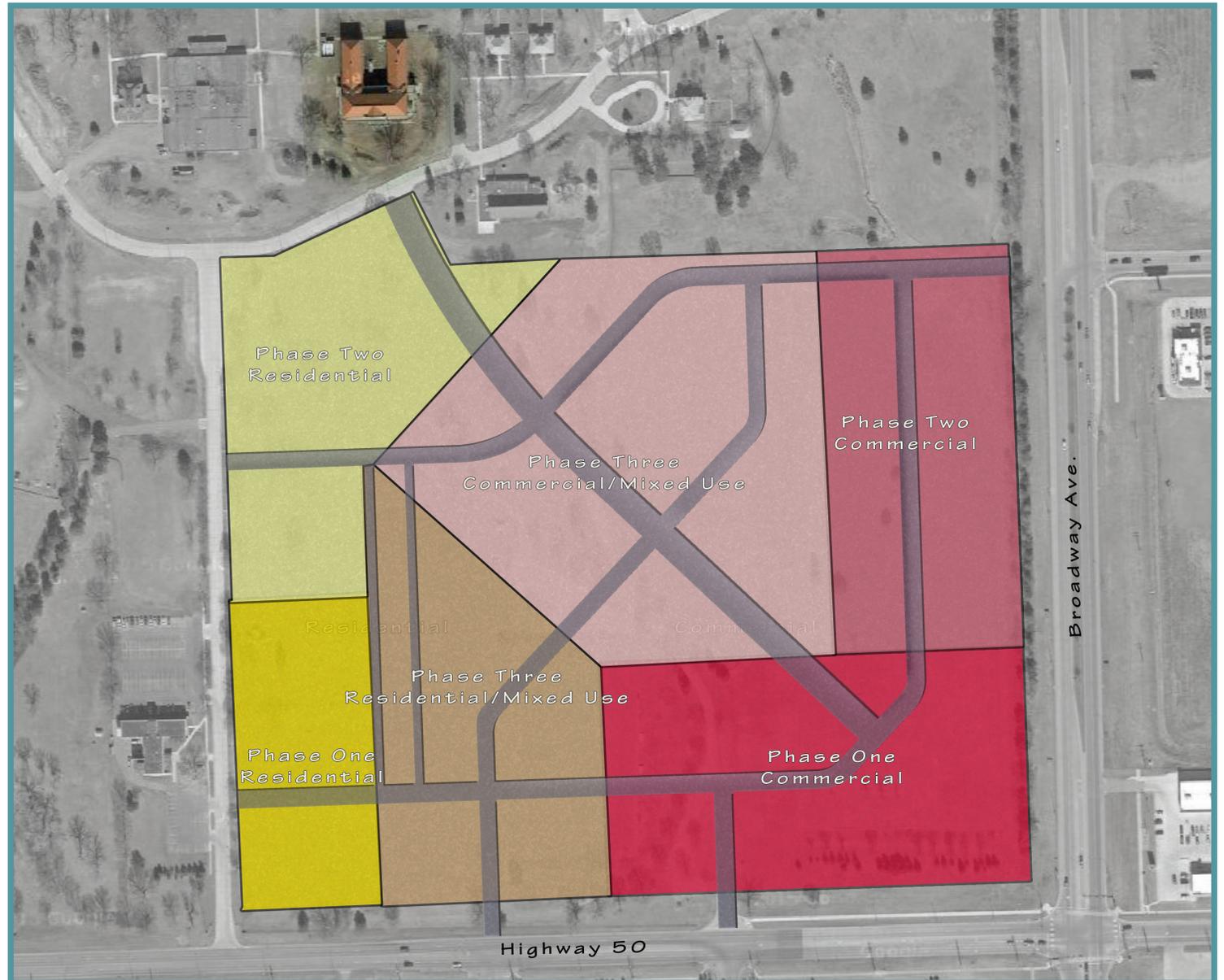
The City of Yankton is completing a multi-purpose trail along the south side of SD Highway 50 (31st Street) in Yankton. Because crossing the busy highway is a risky venture, the City is proposing to develop an underpass beneath the roadway. The underpass would connect bicyclists and pedestrians between the Mead development and the City. The underpass structure could be constructed with materials similar to the Mead: The guardrail along the highway could feature ironwork like that found in the historic entry gates to the campus. Lush landscaping around the flanking wings of the underpass would provide a welcoming entry to the Mead development.

SITE CONCEPT A

All roads lead to the Mead

PHASE CONCEPT

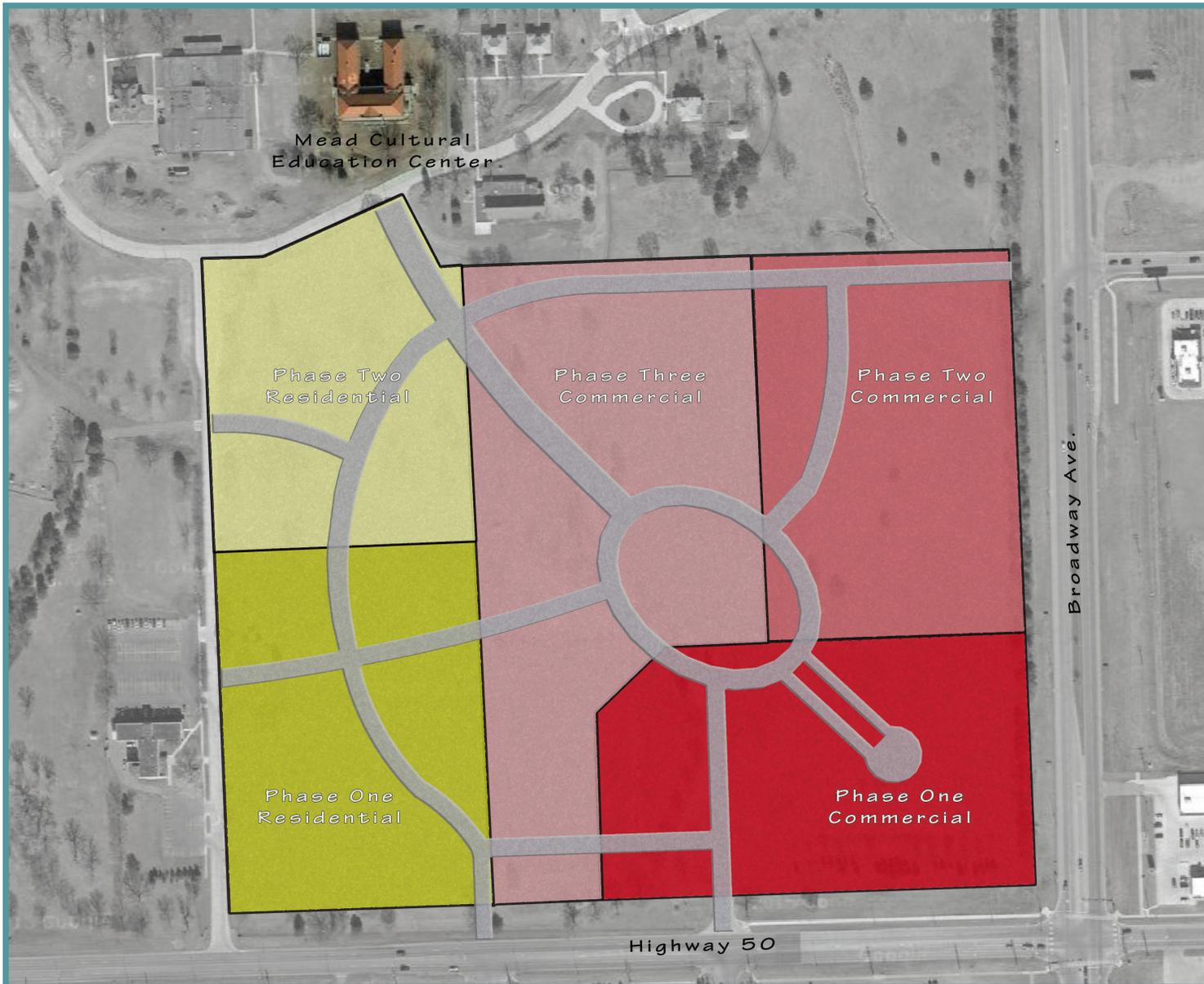
The timing of location of infrastructure for the Mead will work in conjunction with the market and with available existing roads, water, sewer, and other utilities. The City forecasts that infrastructure will be installed at the perimeter of the site and progress towards the center.



SITE CONCEPT B

Gatherings on the green

PHASE CONCEPT



The direction of development—from the perimeter toward the center—would hold true for either site concept. Three phases of development are projected.

Dave Mingo

PUBLIC IDEA SESSION /STORY STATION HARVEST

The public was invited to consider and discuss the future of the North Broadway property in a variety of ways during meetings Feb. 25-26. Here are some of the ideas that emerged from those conversations.

How do you imagine this place 20 years from now? What do you see?

- **Gateway to Yankton**
- Mixed use
- Walkable, residential, commercial, community, no gas stations
- “Uptown Yankton”
- Green space and outdoor campus area to Mead Museum
- **Busy people milling around walking, riding bikes.** Lots of gathering spaces/greenspace
- Continue the Mead Building aesthetic
- Mead is successful and expanded
- Stone facades to match existing building
- **Clear vision of Mead project** from Highways 81 and 50
- Ornate, organized
- Something pretty in front of Mead Building NW corner
- **Hotel/convention space,** make it a destination place
- Plaza – near museum, hotel and convention center
- Retail
- Commerce on corner of Hwys 81 and 50
- Multi-use facility – something to draw people/families back to Yankton
- Zoo, craft store, museum
- **Events**
- Outdoor concert space
- Sports complex
- Compliment tourism
- **Tech/green modern housing**
- Professional tech company, green campus, loft housing
- High tech 21st century research facility
- Campus environment – learning, explore
- **Unique housing options** – studios, senior, condos
- Safe

How do you imagine this place 20 years from now? What do you feel?

- Relaxation
- Relief
- Welcoming/inviting/folksy
- **Pride**
- Accomplishment
- Development with its own neighborhood identity
- **Growth/progression**
- Stewardship!
- Happy it’s still green and not all concrete
- Greenspace
- **Ownership**
- Seamless
- Hungry and thirsty
- Optimism
- Professional campus and residential feel
- Potential for future
- Cultured
- Did it draw young people back to our community?
- Coming home – familiar feelings and thoughts
- **Nostalgia**
- Withstand the test of time
- **Strong connection to our history**

Twenty years from now, what do you NOT want to see when you visit this place?

- **Concrete and sameness**
- Sterile
- Brick and mortar
- Things looking like crap
- **Financial burden to city**
- Car dealership
- North entrance looks like east entrance of town
- **Truck stops and gas stations**
- Residential
- Lack of maintenance
- Developed without considering a good move for soccer
- Totally developed with no greenspace
- Hiding Mead
- **Doing nothing**
- Empty space
- Manufacturing
- **Another big box store**

What words or phrases could capture the future identity of this place?

- Mead District
- Mead Court Campus
- Honor history of state hospital with dignity
- Home
- Mead Center
- Mead Village
- Mead North
- Mead Park
- Prairie View at The Mead
- Mead Landing
- Mead's Town Square
- **Something with Mead in it**
- Yankton Activity and Market Center
- Uptown Yankton
- Uptown Square
- Uptown Village
- Uptown District
- Yankton Uptown Park
- NoYa District (North Yankton)
- Harvest Prairie Growth/ Green/ Bounty/Fields
- Lewis and Clark Corner
- Lewis and Clark District (Gateway)
- Progress
- Yankton History Park/ technology/ Sports
- Yankton Serenity Park
- Pioneers Paradise
- Yankton Cultural District
- Dakota Territorial District



Twenty years from now, what do see yourself DOING in this space?

Topics are listed roughly in order of preference, starting with the ideas that received the most votes

- **Shopping**
- Shopping experience/spend time – services, local, lake related, unique, twist of pine
- **Going to events**/outdoor theater/pavilion
- Eating
- **Walking/biking**/on trail/walkable
- Relaxing
- **Visit Mead with friends**
- Learning/Taking in culture/visiting with friends – Mead
- Tech – integrating technology
- Celebration / festive activities / food
- Enjoying outdoor greenspace
- Having a drink
- Honoring and remembering – **appreciate history** of the site
- Take grandkids to museum/park and ice cream
- Convention space/gathering place/concert and plays
- Place for kids to picnic/hang out (yell and run) visit museum
- Concerts and cultural events
- Attending event/concert/tradeshow
- Timeless/icon – identify something unique
- **Creating an experience**
- 21st-century research
- Living – Row houses (stone) more dense than one family – giant apartment building
- Civic center indoor and out
- Going out to eat
- Photo opportunities

VISUAL PREFERENCE STATION HARVEST

Participants at the February design event were invited to look at images of a wide variety of architectural features and styles, including from within and outside Yankton, and vote on which ones were appealing to them as a good fit in the Yankton community. Here are the top preferences for each of the three groups.

GROUP 1

- **Green space**, park areas, amphitheatre space
- Liked **Victorian look**.
- Liked **wavy roof line**.
- Downtown look not in.
- **No on gas station**.
- Walkways with trees, green space, resting areas.
- Green courtyard.
- Want green areas mixed in with concrete.
- Place to hold community events.
- Okay with **combination retail/residential** mixed use.
- Walkable areas.
- Like stone, water, fountain, wavy roof, green space – **something you would want to come to see**.



- Unique looking but natural materials.
- The **“pride” of a community** coming together.
- Want peaceful feeling areas.
- Avoid too concentrated space. Provide green space mixed in.

GROUP 2

- Like **older style** though modern look had good response.
- **Statues, walkways, fountains** had good response but don’t make these too large.
- Liked green spaces but not too large. Amphitheatre type seating was appealing but not all concrete.
- Retail/business use on first floor of building but not too dense. Residential on upper levels.
- Might be better to **not mix residential and retail** in same building.

- Exterior of building should have an older stone building look/theme – **a timeless factor**.
- Okay to mix building materials such as stone, brick, metal and wood.
- Liked the **wavy roof line**.
- Parking should not be one big parking lot but broken-out areas with covered waiting areas mixed in.
- Want a distinct look but not a “downtown” look.
- Town square monument okay.

GROUP 3

- Liked **Victorian, mixed use** with retail/residential
- Liked wavy roof line, stone and water. **Campus feel open landscaping**.

- **No big parking lots**. Provide green space buffer between parking and buildings.
- Liked statues.
- Mix green space with buildings.
- Provide walking trails.
- Area should **reflect the history**.
- Provide ponds, shelters, fountains, walkways, courtyards.
- Add culture into walkways. Not just sidewalks.
- Stone and metal mixed with landscaping.
- Liked **old character** of buildings.
- Big spray fountain not a good thing.
- Public event green space area alongside retail/restaurant space.
- Create **a sense of pride**, coming home again feel.
- Scale of buildings. **Don’t dwarf Mead**.
- Different textures would be good.
- Terminal Vista leading to Mead.
- Provide **gathering spaces**.
- Modern look okay but need **mix of materials**: stone, brick, arched roofs.
- Want a unique look/feel.

–Larry Crane, Ryan Kranz,
Jim Schramm

MAPS STATION HARVEST

Participants were provided with aerial maps and photos of the Mead property and invited into dialogue about what could happen and how people could move through the space in the future, and to sketch in some of the features they would like to see in that place. Here are the common elements suggested by almost all of the attendees.

Create a **corridor view** from the intersection looking NW into the development toward the Mead.

Have a **design element that catches the eye of travelers** in the corner of the intersection. Small water feature or other entry feature.

Create a **modest gathering space, or “Event Lawn.”** Maybe close to the Mead so it can be used in conjunction with Mead events.

Transition from commercial in the east portion of the development to high-density residential in the west portion (not single family). The transition may include some mixed-use structures (commercial at grade with residential lofts).

Maintain the south **view to and from the Mead**, and make sure development maintains the viewscape to the river from the balcony of the Mead.

Create a **unique-to-Yankton yet practical architectural theme** that is unmistakable. Does not look or feel like other locations in the City.

Make the area **pedestrian and bicycle friendly**.

—Dave Mingo



Contact information

**Want to get involved? Have ideas to share?
Get in touch with Dave:**

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