

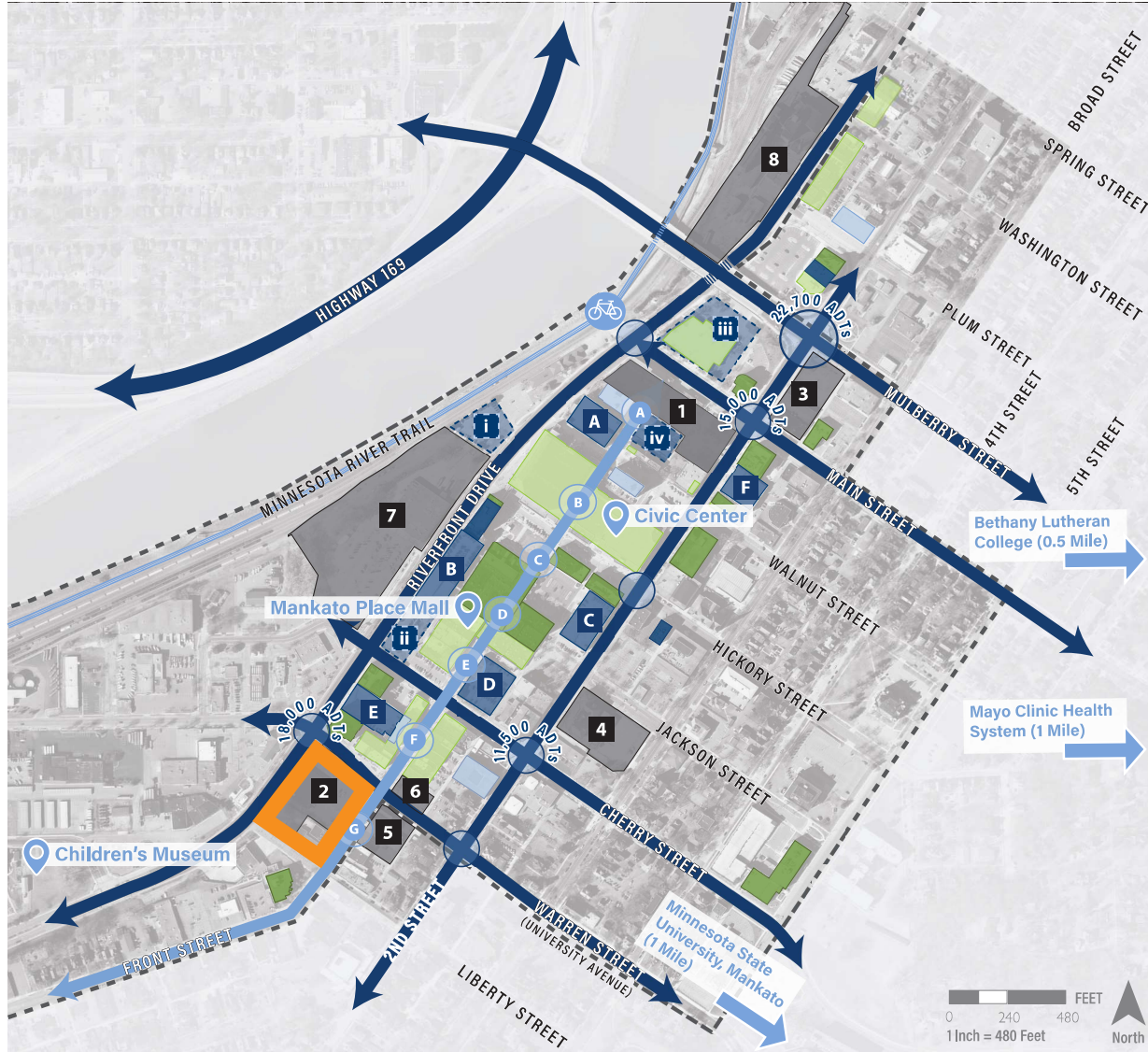


ISG

FRONT STREET REDEVELOPMENT

Mankato, MN

February 24, 2026, Revised March 20, 2026



Development Sites

- 1 HOTEL MANKATO
- 2 **PROJECT SITE**
- 3 MIDTOWN BANK
- 4 POST OFFICE
- 5 WAGON WHEEL
- 6 UMMIES LOT
- 7 HY-VEE
- 8 HUBBARD MILL

Context

- HUD OPPORTUNITY ZONE
- DEVELOPMENT SITE
- PARKING GARAGE
- AREA OF EXTENDED DAILY ACTIVITY
- CONCENTRATION OF WORKDAY ACTIVITY
- HOTEL
- MULTI-FAMILY HOUSING
- NODES
- GATEWAY OPPORTUNITY
- ➔ MAJOR VEHICLE ACCESS TO DOWNTOWN
- ➡ PEDESTRIAN FOCUSED ROUTE
Area of Activity: Entertainment, Bars, Restaurants, etc...
- MINNESOTA RIVER TRAIL
- 🚲 MINNESOTA RIVER TRAIL ACCESS

Existing Structured Parking

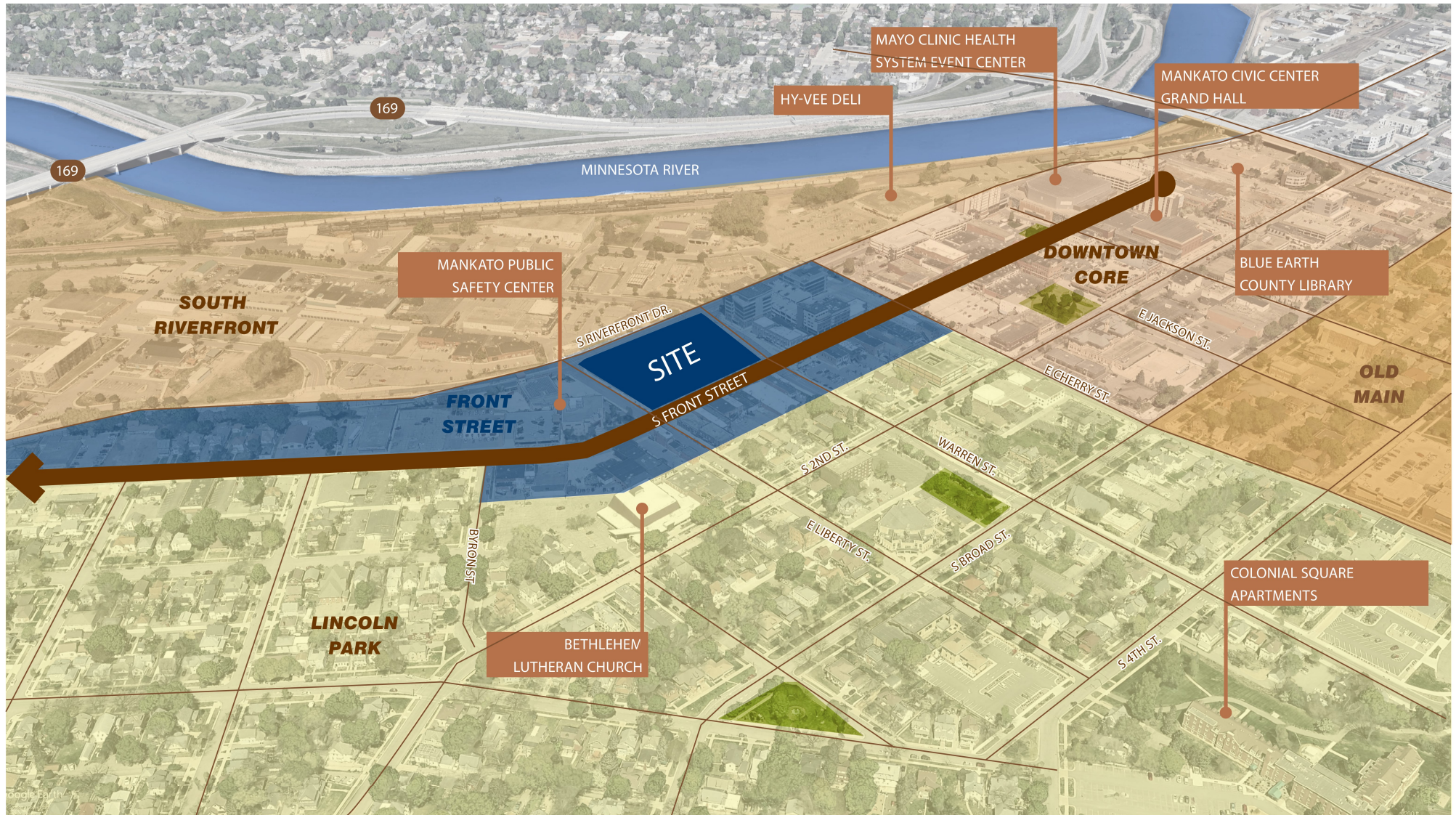
- A** CIVIC CENTER GARAGE
- B** MANKATO PLACE GARAGE
- C** 2ND STREET GARAGE
- D** CHERRY STREET GARAGE
- E** CITY CENTER GARAGE
- F** EIDE BAILLY TOWER GARAGE

Future Site Opportunity

- i** RIVERFRONT DRIVE GARAGE + PLAZA
- ii** MANKATO PLACE GARAGE EXPANSION
- iii** BLUE EARTH COUNTY LIBRARY
- iv** LOOSE MOOSE + METTLER'S

Nodes

- A** END NODE
 - Hotel
 - Dining
 - Open Space
- B** DESTINATION NODE
 - Convention Center Events
 - Regional Attraction
- C** ACTIVITY NODE
 - Open Space
 - Summer Events
- D** ACTIVITY NODE
 - Dining
- E** ACTIVITY NODE
 - Plaza
 - Dining
- F** ACTIVITY NODE
 - Plaza
 - Dining
- G** END NODE
 - Commercial
 - Retail
 - Open Space



VICINITY MAP



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BLUE EARTH COUNTY COURTHOUSE



SILO ART AT HISTORIC MILL BUILDING



U.S. BANK CENTER



R.D. HUBBARD HOUSE



CITY CENTER



CITY CENTER PLAZA

MANKATO AT A GLANCE



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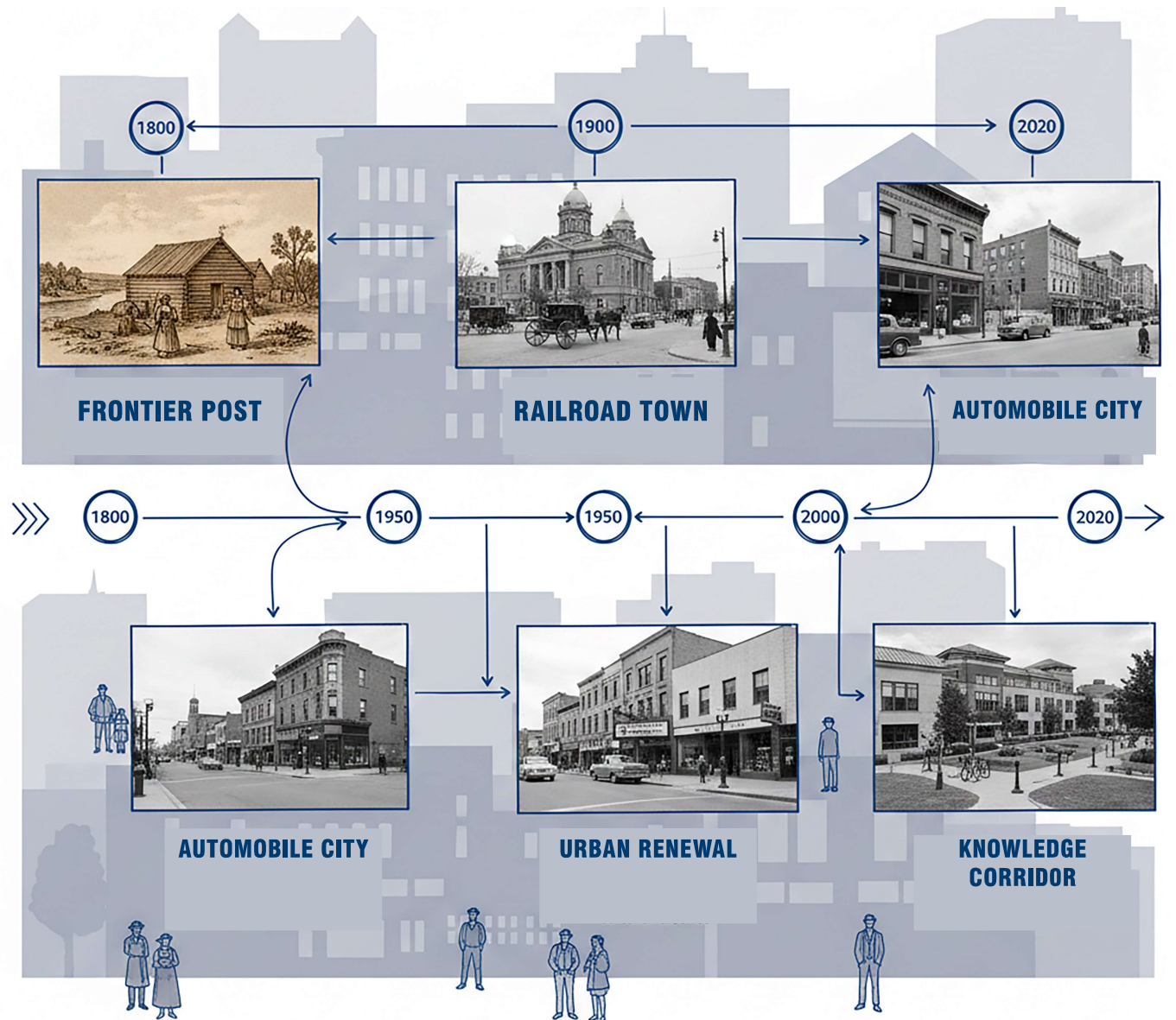


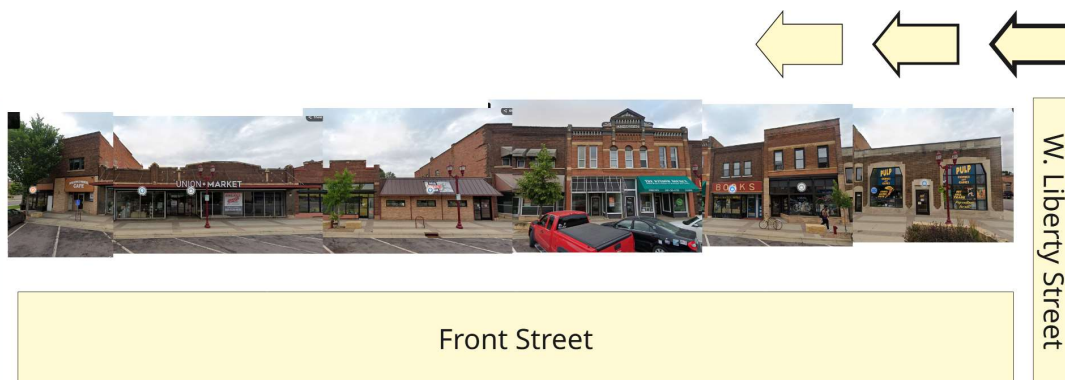
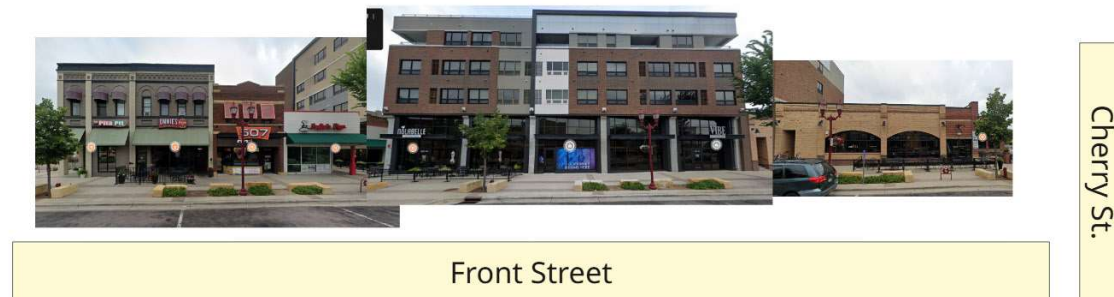
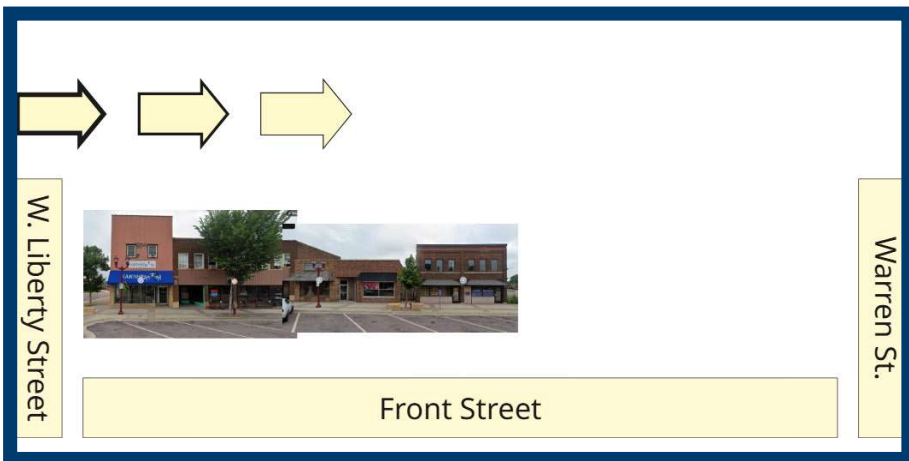
FEDERAL COURTHOUSE AND POST OFFICE



GRAIF BUILDING

ARCHITECTURAL HISTORY





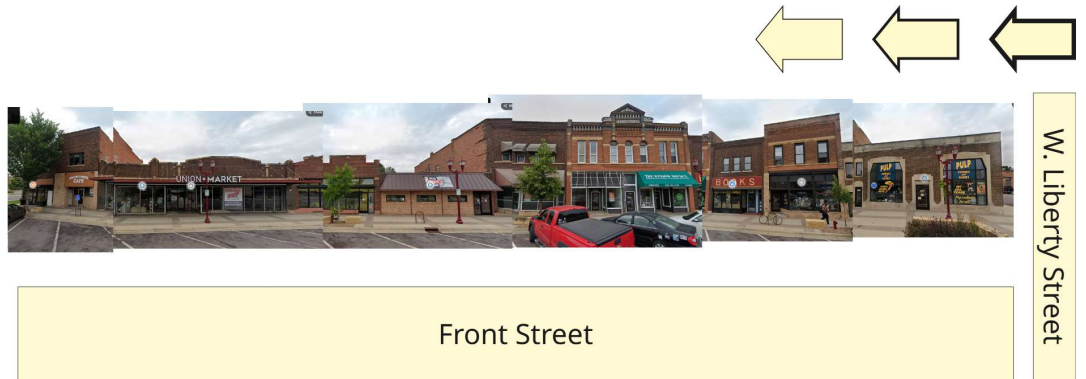
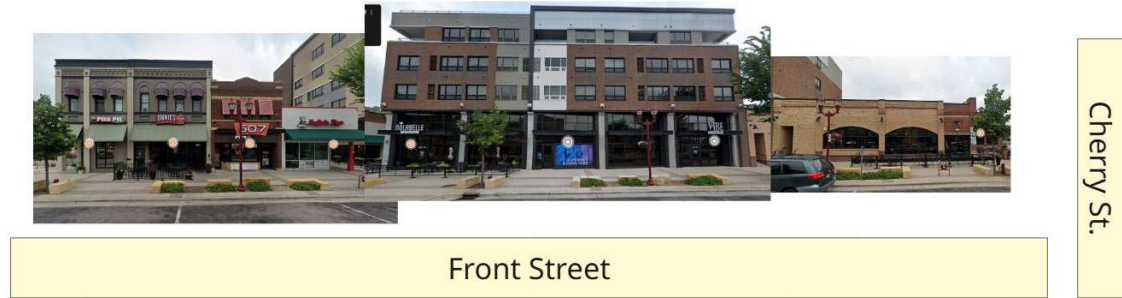
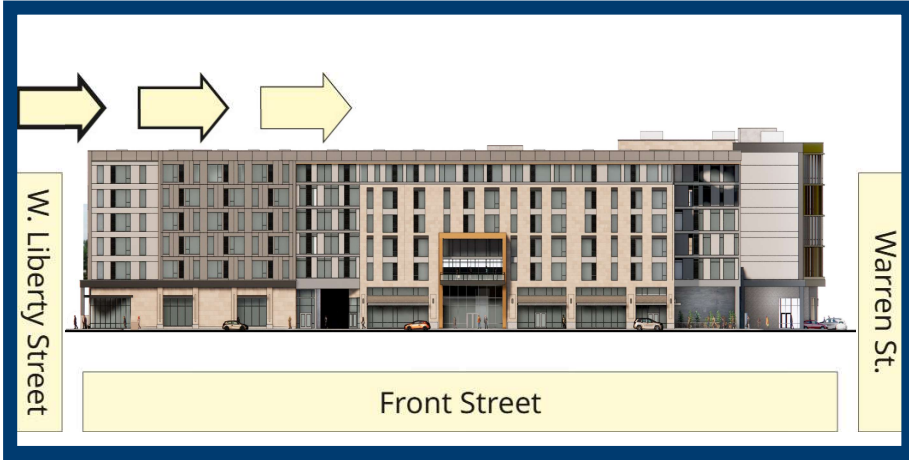
EXISTING ARCHITECTURAL VERNACULAR



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EXISTING ARCHITECTURAL VERNACULAR



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FEDERAL COURTHOUSE AND POST OFFICE



U.S. BANK CENTER



ANDERSON BUILDING



LANDKAMER BUILDING (NUMBER 4 RESTAURANT)



BLOCK 518



MASONIC TEMPLE



RIVERFRONT COURT APARTMENTS

CBD CHARACTER

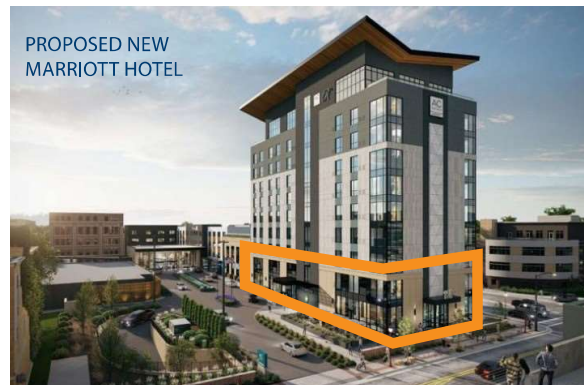
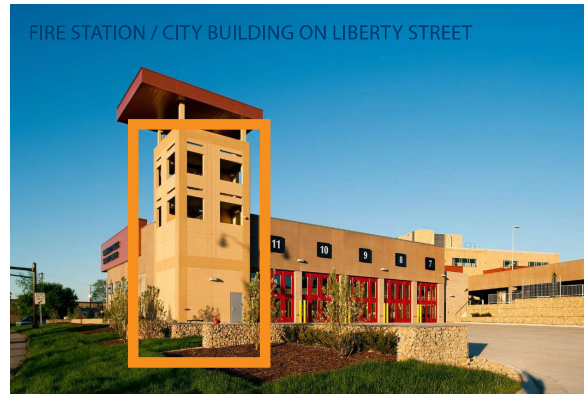


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LOCAL USE OF NATIVE NATURAL STONE



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Principle 4 – Respect the traditional urban development pattern

The facade along South Front Street support the urban fabric and retail corridor by holding the building to the R.O.W. line for at least 82% of the street frontage, with the remaining setbacks serving as an urban plaza at the intersection of S. Front Street and Warren Street, site triangles, and a pedestrian garage entrance along the mid-block of Warren Street.

On Warren Street, the parking deck will be shielded from view with architectural paneling, and the vehicular entrance will be visually minimized by the office building above.

Along South Front Street, retail bays will help to activate and extend the shopping corridor, with inset storefronts and canopies for future retail signage and pedestrian cover. An elevated terrace at the second level will provide further engagement between the private residential development and the public sidewalk below. The primary pedestrian garage entrance along the mid-block of South Front Street will also serve as a point of entry for the café and the retail bay at the corner of Liberty and South Front Street.

Along S. Riverfront Street, the developer has acknowledged the city's request to increase the width of the sidewalk to a desired 8 feet in width from the back of curb. In order to accommodate this public encroachment into the private development, the office building has been pulled off the Riverfront R.O.W. providing enough space for the 8-foot sidewalk and landscape buffer.

Principle 5 – New or renovated buildings should complement adjacent buildings

The design approach with new buildings has been to embolden the use of local products that are native to Mankato, when and where the cost is feasible.

Newer developments utilized Kasota stone and Vetter stone products as examples that have been utilized and align well with the desire to enhance walkability and comfort with attractive design. The Post Office is a full building example of attractive design that has held up since its original 1895 design and addition in 1932 as an example of design and feasibility not being restricted. The proposed new development of this site will continue to utilize the exterior design as an attraction to the Phase 2 plan in the CBD.

Alignment: The facade along South Front Street support the urban fabric and retail corridor by holding the building to the R.O.W. line for at least 82% of the street frontage, with the remaining setbacks serving as an urban plaza at the intersection of S. Front Street and Warren Street, site triangles, and a pedestrian garage entrance along the mid-block of Warren Street.

Width: The existing architecture along S. Front Street demonstrates a mix of storefront typologies that range in widths from ~21ft, ~24ft, ~40ft, and ~60ft. Our design employs a variety of architectural moves to create a varying rhythm to complement the context via architectural pilasters, inset storefronts, building entrances, and strong vertical piers to interrupt and break down the facades at the pedestrian scale comparable to the surrounding 2-story shopfronts.

Horizontal Rhythms: The overarching commonality of the retail corridor would be a horizontal capstone or limestone ribbon that delineates ground floor retail with upper-level private uses, masonry and cast stone accents, as well as tall glass storefronts with a variety of mullion patterns or large glazing with no mullions. Our development incorporates a strong horizontal ribbon establishing the datum that separates the ground level storefront activity with the private uses above (as articulated with smaller, punched openings). The storefronts will have vertical and horizontal mullions to reduce large expanses of glazing and provide more texture and depth in layers.

Entrances: The entrances all face the street, but are all set back such that the swing of the door does not overlap the right-of-way, while enforcing the sidewalk pattern as well as defining entrance points.

Principle 6 – Architecture should stimulate interest at the street level

Display Windows: The retail bays with a high level of transparency due to a high ratio of glazing to solid walls all contribute to the interest at the street level. Additional architecture features such as pilasters, canopies, future retail signage and awnings, and the residential overlook all contribute to the stimulation of activity at the street level.

Outdoor Space: Along with the plaza at the corner of Warren and S. Front, the retail bays all have storefronts set back to encourage additional outdoor seating and retail activity along S. Front Street while maintaining the sidewalk useability and pattern.

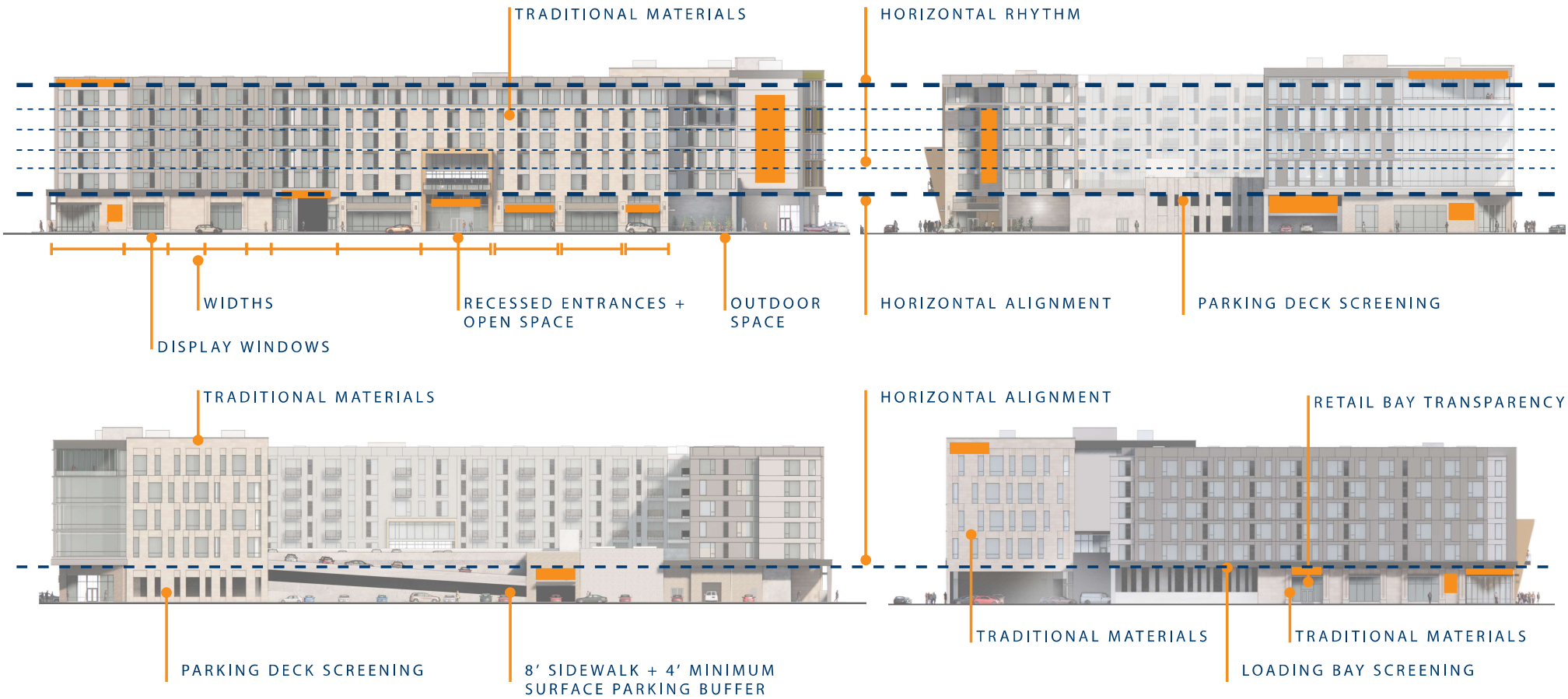
Principle 7 – Mankato's traditional character should be reinforced through building color, texture and materials

The design incorporates the warm, buff tones of the Mankato stone as a prominent facing material, which is consistent with the materials encouraged in the Design Guidelines. The mix of coarse ashlar limestone and honed northern buff limestone creates a contrast of textures that help to enhance the architectural variety of materials and finishes. Along with the limestone cladding, with fiber cement panels of neutral colors as well as storefronts to balance out the architectural composition. An accent copper-colored metal panel framing the residential entry and overlook terrace helps to bring interest using a color that is classic and timeless.

Our design will implement products and design features that are consistent with Bridge Plaza, Prairie Care Medical center, Eide Bailly tower, Hotel Mankato, Profinium and Alltech, as well as phase two of the Civic Center, the historic Post Office, etc. Achieving the desired outcome of the downtown to be a regional MSA amenity is at the middle of our design intent as we focus on future generations' desire for a social hub of complimentary uses.

Signs will complement building appearance and will comply with the signage maximum allowance of 10% of each tenant's facade, see SK1.14 and SK1.20 for tenant facade calculations. (Principle 8)

FUTURE POSSIBLE SIGNAGE LOCATIONS



URBAN DESIGN GUIDELINES - PRINCIPLES



URBAN CONTEXT + CHARACTER - SOUTH FRONT STREET



URBAN CONTEXT + CHARACTER - SOUTH FRONT STREET



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