on the fringe
Community Development + Expansion
The cities will be part of the country. I shall live 30 miles away from my office in one direction, under a pine tree; my secretary will live 30 miles away from it too, in the other direction, under another pine tree. We shall both have our own car.

We shall use up tires, wear out road surfaces and gears, consume oil and gasoline. All of which will necessitate a great deal of work... enough for all.

- Le Corbusier, The Radiant City (1967)
...to this automobile maze of sprawl
- low density
- vehicle dependent
- more land per person - not necessary

• high density
• close living arrangements
• opportunity for modification
• pedestrian friendly

compare this downtown grid pattern...

expansion growing by the year

GROWTH

POPULATION

2020: 120,300
2010: 105,549

YEAR
where is the investment of planning?

- no opportunity to expand
- vehicle dependent destinations
- no sense of place

STREET DESIGN = 1 : 6 RATIO

go 2030 Fargo Comprehensive Plan Booklet, pg. 45
How can sustainable design of fringe development contribute to the placemaking of Fargo and reframe the community’s tastes and preferences?
the plan

what to preserve?

this site needs a vision, a plan
- define spirit of place
- pedestrian friendly
- preserve and restore
Final Conceptual Design

Areas of Interest

- Corporate Buildings
- Multi-Family Homes
- Single-Family Homes
- Shopping Center
- Green Space
- Stormwater Management
- Mixed-Use Retail
- Sanford Medical Campus
DESIGN POTENTIAL

STRENGTHS
- Offsetting multi-family & single-family homes grouped together
- Multi-functional parking in Recreation Center
- Stormwater Management in center of site
- 10 access points from collector roads

WEAKNESSES
- Corporate building facades on 32nd Ave. blocking views into site
- Corporate buildings in pod formation
Create Destination Points

- Placemaking - The Power of Ten

**Power Center**

Urban Plains Shopping Center
- Self-sustainable strip of retail and office space
  - Nike Town
  - Love Sac
  - H&M
  - DSW
  - Golf Galaxy
  - Movie Theater
  - Apple Store
  - Charming Charlie

Urban Plains Community Garden
- Interactive water flow, public gathering, trail park

Urban Plains Dining Strip
- Surrounding the athletic fields, this strip of restaurants is a convenient place to grab a bite while watching sporting events from Youth Associations to Adult Tournaments

Urban Plains Plaza
- Field area with view sheds in connection to shopping center, restaurant gallery, stormwater management, and Fields of Glory

Sanford Medical Center
- Emergency Hospital
- Family Doctor
- Ear and Eye Care
- X-Ray Facility

Urban Plains Retail Block
- Essential needs for grocery, clothing, pharmacy
  - Hornbacher’s
  - Walgreens
  - Nordstrom Department Store

**Urban Plains Recreation Center**
- Event Hub, Fargo Force Hockey

**Sustainability Research Center**
- Community building with information on sustainable planning

**Urban Plains Fields of Glory**
- Softball/Soccer fields/ice rink

**The Power Center**
- Athletic training, rehabilitation, and workout facility

**The Family Wellness Center**
- Community pool, workout facility

**LEGEND**
- Corporate Buildings
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- Single Family Homes
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**32Nd AVE S**
**VETERANS BLVD**
**45TH ST**

**COMMUNITY MASTER PLAN**
places to go, people to see, things to do

**The program**
concept → inspiration
The program concept → inspiration

- Create Destination Points
- Placemaking - The Power of Ten
- Community Hierarchy
the program

- Create Destination Points
- Placemaking - The Power of Ten
- Community Hierarchy
- Connectivity - Triangulate

residential
- Multi-Family Homes
- Single-Family Homes

business
- Corporate Buildings
- Mixed-Use Retail
- Sanford Medical Campus

LEGEND
- Multi-Family Homes
- Single-Family Homes
- Corporate Buildings
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Create Destination Points

Placemaking - The Power of Ten

Community Hierarchy

Connectivity - Triangulate

Sustainable Environment

Walkable Community

stormwater management create awareness to the public
Street pattern and pedestrian-friendly environment.

- Secondary Streets
- Urban Plains Shopping Center
- Primary Streets

[Image: http://upload.wikimedia.org/wikipedia/commons/d/da/Broadway_downtown_Fargo,_North_dakota.jpg]

Street Design = 1:3 Ratio

Spacial Analysis

- Fargo Comprehensive Plan Booklet, pg. 44
URBAN PLAINS SHOPPING CENTER
- 13' Sidewalk
- 5' Lowered Planter (1.5')
- 3' Curb Extension
- 16' - 45˚ Angled Parking (2% grade)
- 12' Travel Zone (2% grade)
- 35' Minimum Building Height

PRIMARY STREET DESIGN
- 30' Minimum Building Height
- 6' Sidewalk
- 6' Planting Strip
- 7' Parking
- 12' Travel Zone
- 13' Planting Strip

SECONDARY STREET DESIGN
- 22' Minimum Building Height
- 6' Sidewalk
- 6' Planting Strip
- 7' Parking
- 9' Travel Zone
- 13' Planting Strip

Typical Right of Way: 16'
Typical Right of Way: 18'
Typical Right of Way: 72'
Typical Right of Way: 56'
Typical Right of Way: 73'
Typical Right of Way: 98'
transitional spaces  making connections

- Stormwater Management
- Sustainable Awareness
- Urban Gardens
Successful places have four key qualities: they are accessible; people are engaged in activities there; the space is comfortable and has a good image; and finally, it is a sociable place: one where people meet each other and take people when they come to visit.
transitional spaces making connections

- Stormwater Management
- Sustainable Awareness
- Urban Gardens
CISTA RAINWATER HARVESTING SYSTEM

Structure: Stainless Steel
Bladder: Flexible thermoplastic olefin
Vegetation: Ivy

Rainwater is collected from roof into Cista Harvesting System
Water is stored and released based on water levels in street planters
Standby water is used for grey-water system in buildings
Rainwater runoff from street flows into street planters
Overflow is moved into stormwater retention

transitional spaces  making connections

- Stormwater Management
- Sustainable Awareness
- Urban Gardens
community garden detail
experiencing nature

Urban Gardens
Stormwater Creek
Walking Trail
Primary Street
Sustainable Research Center
Running Trail
Secondary Street

North view running trail
walkable storyline  

meet kate

KATE

• Urban Plains homeowner
• Nurse at Sanford Medical Center
• Has the week off for vacation

DAYS ITINERARY

<table>
<thead>
<tr>
<th>Time</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>9AM</td>
<td>Morning run in the Urban Plains Garden</td>
</tr>
<tr>
<td>11AM</td>
<td>Rest at the Urban Plains Plaza</td>
</tr>
<tr>
<td>12PM</td>
<td>Watch soccer game at the Fields of Glory</td>
</tr>
<tr>
<td>12:30PM</td>
<td>Lunch at Urban Plains Dining Strip</td>
</tr>
<tr>
<td>1:30PM</td>
<td>Marathon training at the Power Center</td>
</tr>
<tr>
<td>3PM</td>
<td>Swimming at the Family Wellness Center</td>
</tr>
<tr>
<td>6PM</td>
<td>Fargo Force Game at the Urban Plains Center</td>
</tr>
</tbody>
</table>
walkable storyline

meet john

JOHN
- In town for business
- Stays at hotel on 45th St.

DAILY ITINERARY
- 7AM - Meeting at Scheels Corporate
- 8AM - Family Wellness Center workout
- 11AM - Lunch at Mancini's Italian restaurant
- 12PM - Soccer game at the Fields of Glory
- 12:30PM - Visit Fountain at the Urban Plains Plaza
- 1PM - T-shirt at the Urban Plains Shopping Center
- 3PM - Knowledge in the Sustainable Research Center
- 3:30PM - Walk in the Urban Plains Garden
- 4:30PM - Deodorant at the Urban Plains Retail Block
- 6PM - Back to the Holiday Inn
How can sustainable design of fringe development contribute to the placemaking of Fargo and reframe the community's tastes and preferences?
How can sustainable design of fringe development contribute to the placemaking of Fargo and reframe the community’s tastes and preferences?

Traditional Neighborhood Development or New Urbanism

Refreshing alternative to the suburban model

Creating destinations

Careful planning = sustainability = lasting value

Quality of life

Advancement and prosperity towards a better future.
Community Master Plan:
- Places to go, people to see, things to do

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