Brownfield reclamation:
a plan for downtown Minot's riverfront.

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Development Process

Introduction

The project addresses planning issues along the Souris Riverfront just North of Minot's downtown. Downtown Minot is in the midst of a large scale renovation project, however, industrial sites along the riverfront area are still largely present causing an eyesore to the landscape. This solution realigns Burling Northern & Santafe's train tracks, proposes a new 3rd street viaduct, and develops a 40 acre riverfront park, which acts as flood protection and a catalyst for development North of Central Avenue (NOCA District).

Railroad Alignment

Approximately 33 trains pass between Minot's downtown and the Souris River per day. The railroad's presence creates a barrier between the downtown and the Riverfront. The first step of the project realigns the railroad tracks to the north of the Souris River and merges the realigned tracks with the original tracks west of the site near the Amtrak Train Station. Realigning the tracks opens the site to allow space for a public riverfront park.

3rd Street Viaduct

Prior to the railroad realignment, the 3rd street viaduct bridged over the railroad tracks. The proposed realignment raises the tracks to entend over 3rd street as well as Broadway. Due to the configuration and height of the 3rd street viaduct, a new viaduct will allow the train to pass above 3rd street.

Brownfield Reclamation

The main focus of the project transforms the once heavily used industrial site into a multi-functional community gathering space. The overall form of the park is inspired by existing railroad infrastructure, preserving the rich railroad history of the site.

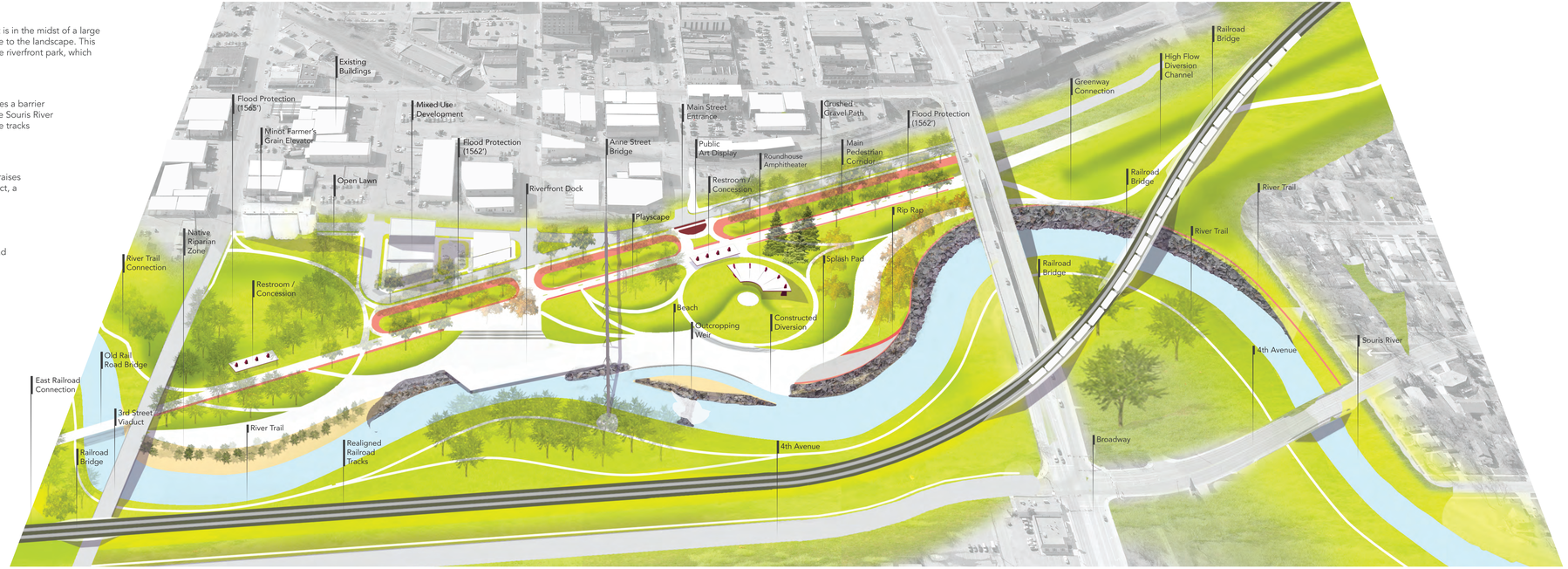
Flood Protection

Seasonal flooding is a reoccurring issue for the City of Minot. Since 1881 there have been ten recorded floods, the biggest flood however occurred in June of 2011. During the 2011 flood, the Souris River flowed through Minot's valley for pproximately 2 weeks and crested at a surface elevation of 1562'. In total, over 4,000 homes were damaged beyond repair, and approximately $800,000 dollars worth of damage was done to public and private property.

Subsequent to the 2011 flood, city officials adopted an enhanced flood protection plan consisting of: levees, flood walls, high flow diversions, and river channel alignments. The brownfield reclamation project fits within the parameters of the adopted flood protection plan and enhances the connectivity between the downtown and riverfront.

Historical Preservation

Because of the site's historical significance, conscious efforts were made to preserve existing features such as the Minot Farmers Grain Elevator, the Anne Street pedestrian bridge, the existing railroad, and the historic roundhouse foundation

Development Catalyst

The project acts as a catalyst for development for Downtown Minot. Implementing a multifunctional public park along the riverfront creates a desirable atmosphere attracting new businesses and developers, which in turn, raises nearby property values.