How does a building affect its neighborhood?

Programs

- The main parts of the program are a 4,000-seat arena which supports basketball and hockey in the main tenant. In addition, the arena will be able to support conferences and conventions. Most of the ground floor is retail and there are two levels of parking to replace the existing parking and alleviate the sensitivity to rain and snow. There is 32,000 square feet of retail, 160,000 square feet of parking, and 300,000 square feet of arena space.

- Most of the buildings in downtown are used between 9am and 5pm, Monday to Friday. This leaves downtown being considerably less active during the nights and weekends. It is important to keep balance between uses and when they are used. What a majority of the uses are in certain times, it limits the growth and activity in a neighborhood. This can be seen in downtowns by simply looking at how many buildings are closed or have limited hours during the weekends.

- Entertainment is one of the most limited uses in downtown. Downtown contains all the libraries and the Fargo theater as the two main entertainment buildings. The other options are boat tours, a gentleman’s club, a cyber cafe, and pinball. An arena would add to downtown’s entertainment options, and bring thousands of people downtown to realize that downtown is not very active.

- However, playing just one game will bring offers to downtown similar to other single-use buildings. If additional uses aren’t added to the building it and the surrounding area will be underused, similar to the other single-use buildings downtown. Retail space on the ground floor allow for the building to affect the neighborhood for most of the day. The arena brings in a large amount of people during times when Fargo isn’t active. The convention center allows for the massive arena to be used during the day. Public parking replaces existing private parking and allows for additional downtown long-term parking.

- Construction of this type of arena is estimated at 600,000 square feet with a cost of $214 million. The Twins will have the main two tenants of the arena will be a NBA team and a minor league hockey team. The minor league hockey team will help attract people to downtown in the winter. The arena will have people pass by most of downtown. Broadway houses most of downtown’s activity. The arena brings in a large amount of people during times when downtown is not very active.

- The arena’s footprint and height means it will become a dominant figure in downtown. It will become the second tallest building in Fargo, 141 feet tall. It will become the second tallest building in downtown. It will become the second tallest building in downtown.

- The arena would have an impact on the sun and wind patterns of the nearby buildings. The main concerns are from the south and north. The arena would block much of the wind from the south. The arena will block most of the sun of the Forum and ATRC building to the north of it, but will otherwise have small effects on the solar access for other buildings.

- Water Usage: A stadium use around 5 gallons of water per seat per event. A 8,240 seat arena uses between 45,000 gallons per event. A 4,000 seat arena uses around 22,000 gallons per event, reducing the needed water to around 20,000 gallons. Over a year, the savings could be as much as 1.8 million gallons of water. The arena would create a demand for an additional 28 to 36 percent of Fargo’s daily water supply. Without the arena, it would be between 45 and 53 percent.

- Carbon Dioxide: Building construction will generate around 56,000 tonnes of carbon dioxide. Electricity for air conditioning will be around 4.5 megawatt-hours. This will generate 42 tonnes of carbon dioxide if powered by coal or 24 tonnes if powered by natural gas. Retail will generate around 1.5 tonnes per day with coal or 9.5 tonnes with natural gas.

- The arena uses LED lighting to lower the electricity required. LEDs can reach efficiencies of 180 lumens per watt compared to high-intensity discharge lamps, which can only reach around 60 lumens per watt. HIHs would add 199 kilograms of lighting electricity.

- Economic: The arena will cause additional spending in downtown. A study of the FargoPulse found the average aggregate spent around 15 dollars outside the arena when attending a sporting event. This will greatly contribute to downtown’s dining and retail.

- Infrastructure: The arena would require additional off-site infrastructure to be constructed. The main infrastructure required are additional parking. Parking lots would be added to the arena. Parking lots would be added to the arena. Additional parking would be added to the arena.

- Open regular hours
- Open ≤8 hours
- Applicable

- North Wind
- South Wind
- West Wind
- East Wind

- Building uses in downtown Fargo
- Stadium Capacity
- Industrial
- Entertainment
- Religious
- Lodging
- Government
- Restaurant Seating
- Parking Capacity
- Route Totals

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