



RETROFITTING SUBURBAN PLAINS

CREATING A
WALKABLE MIXED-USE
NEIGHBORHOOD FOR SOUTH FARGO

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LA 572 Design Thesis
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Secondary Advisor: Dominic Fischer

INTRODUCTION

RETROFITTING SUBURBAN PLAINS

THESIS PREMISE

The Fargo-Moorhead metropolitan area is currently experiencing tremendous population growth. According to Census data, the F-M metro was the fourth fastest growing metropolitan area in 2013 and that growth continues today. With this population growth, the cities of Fargo, Moorhead and West Fargo have been expanding their city boundaries and creating low density, automobile-dependent neighborhoods known as suburban sprawl. Downtown Fargo provides a dense and walkable neighborhood center for north Fargo, but south Fargo is lacking any similar type of pedestrian orientated urban center.

THESIS VISION

To create a walkable mixed-use urban center that allows people to live, work, and play. The development will integrate retail, commercial, residential, civic, and open spaces together to create a walkable community with a unique sense of identity within the region.



INTRODUCTION



SITE
INVENTORY &
ANALYSIS



THE
NEIGHBORHOOD
DESIGN



THE
PARK
DESIGN

INTRODUCTION
**HOW WE
USED TO
LIVE IN
CITIES**

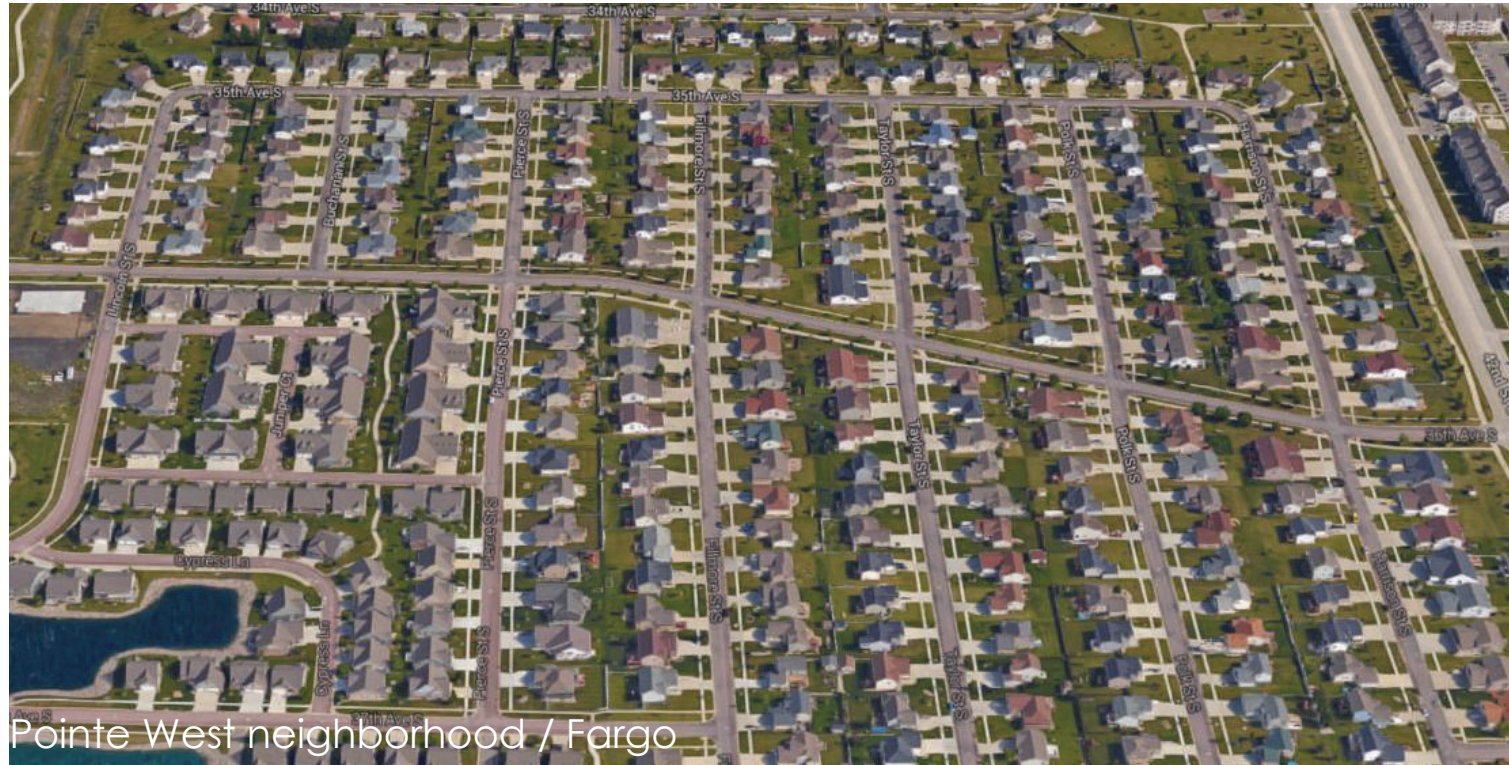


American cities began as urban cores, with most people living near downtown. People lived close to work, entertainment, and each other. Many cities had expansive public transportation systems in place before the takeover of the automobile.

Fargo was no exception. The photo above shows Broadway in 1935. Department stores, streetcars, and mixed use buildings all add to a successful downtown.

INTRODUCTION

HOW CITY LIVING HAS CHANGED



Pointe West neighborhood / Fargo

Suburban sprawl began to gain popularity in the United States in the 1950's. The popularization of the automobile allowed people to move out of the urban cores of cities and into a detached single family home on the outskirts of town and commute to work.

Fargo has experienced rapid population growth throughout the past 25 years, with most of the new development occurring in the south part of the city in the form of suburban neighborhoods.

INTRODUCTION URBAN CORE RESURGENCE



American cities have seen a resurgence in people's desire to live in downtowns or other urban centers throughout the city. This migration back into the urban cores is being led by the millennial generation, or those who are born between 1980 and 2000. According to a Nielsen study conducted in 2014, 62% of millennials say they prefer to live in mixed-use type communities found in urban centers. As a result of millennials lifestyle trends, the millennial generation is currently living in these mixed-use urban areas higher than any other generation. In 2014, it was the first time since the 1920's that growth in US cities has outpaced the growth of the suburbs. According to 2015 Census numbers, millennials now make up more than 25% of the total US population.

INTRODUCTION
**THE
PLACES
THAT HAVE
INSPIRED**



MARKET SQUARE // PITTSBURGH, PA



SAN ANTONIO RIVERWALK // SAN ANTONIO, TX

INTRODUCTION
**THE
PLACES
THAT HAVE
INSPIRED**



SOUTH LAKE TOWN SQUARE // SOUTH LAKE, TX



DOWNTOWN FARGO // FARGO, ND

INTRODUCTION

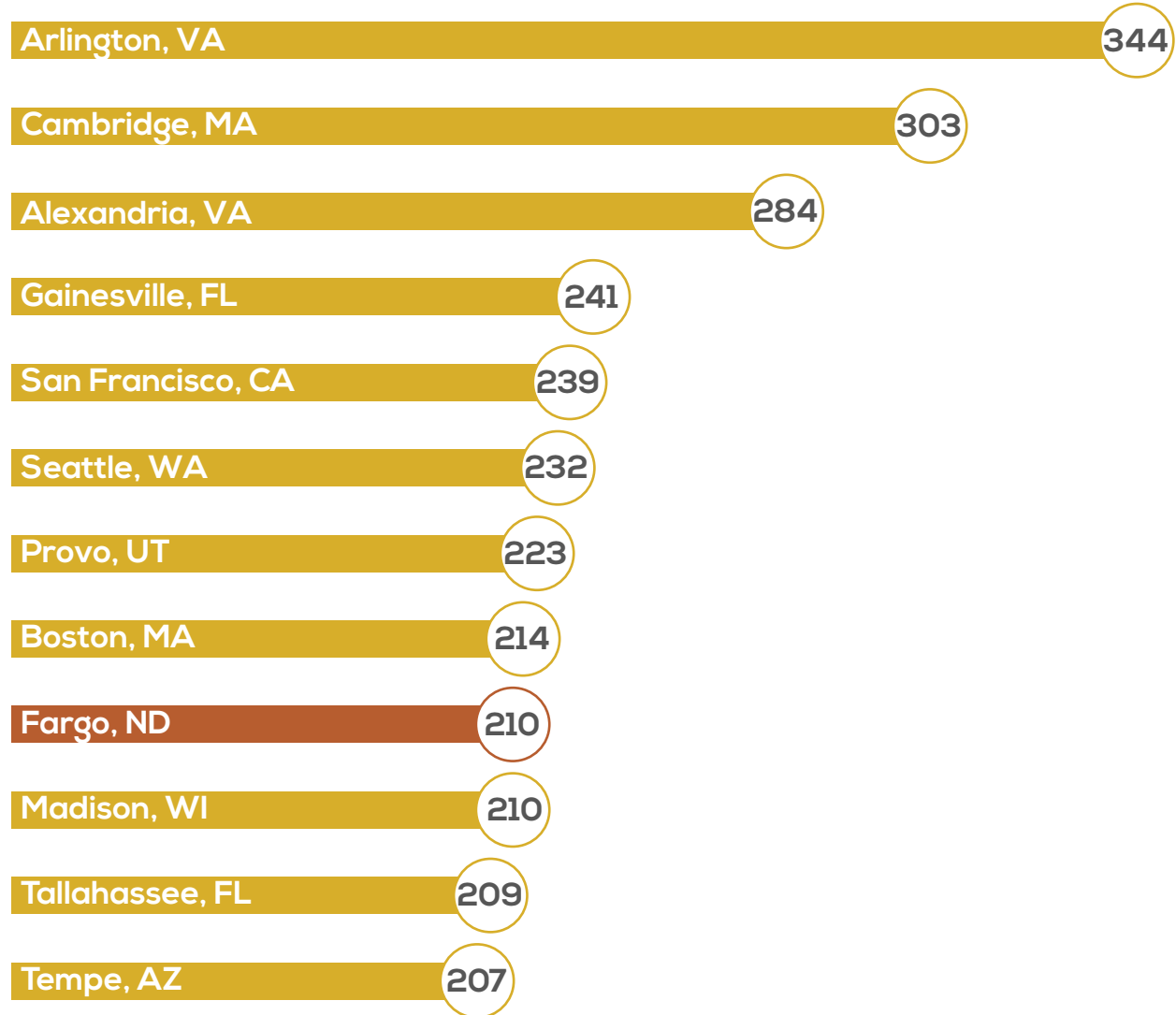
FARGO AS A MILLENNIAL MAGNET

As study published by USA Today in 2014 showed how Fargo compares to other cities across the nation in attracting millennials.



41,500 College Students in the Metro

 = 1,000 Students



People 20-29 years old per 100 teens

INTRODUCTION
**FARGO IN
THE NEWS**



**#10 BEST CITIES FOR
YOUNG
ENTREPRENEURS**
January 2016



**#7- TOP 10 BEST
DOWNTOWNS**
March 2015



**#1 BEST-PERFORMING
SMALL METRO**
December 2015



StarTribune
**FARGO REINVENTS
ITSELF AS A MAGNET
FOR CREATIVE TYPES
AND
ENTREPRENEURS**
June 2014



**#1 - BEST SMALL
COLLEGE TOWN**
March 2016

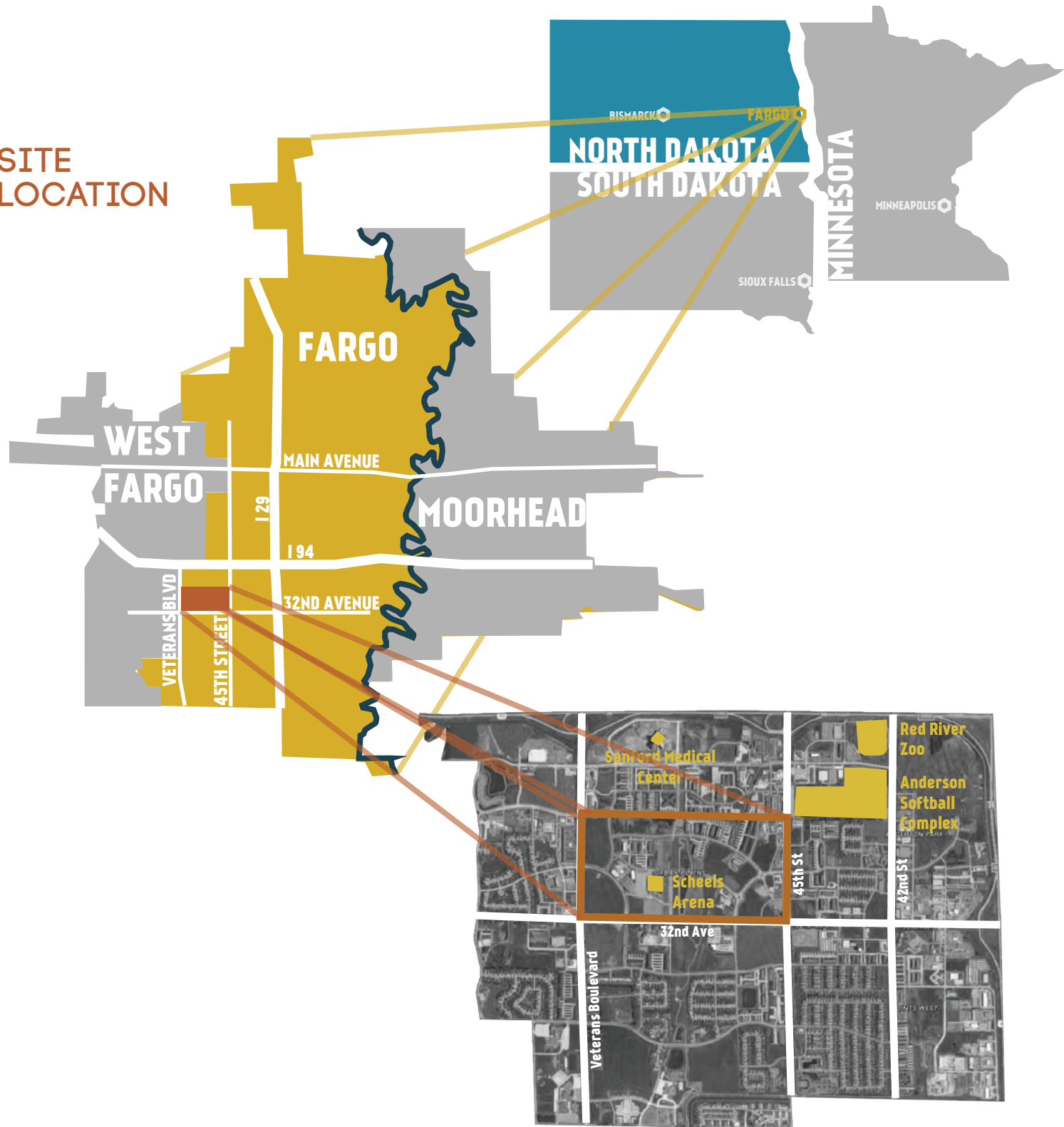


**BEST SMALL CITY
FOR BUSINESS AND
CAREERS**
August 2014

A VISION FOR URBAN LIVING IN SOUTH FARGO

INTRODUCTION

SITE LOCATION



INTRODUCTION

A VISION FOR URBAN LIVING IN SOUTH FARGO

Urban Plains Original Proposal / 2006

Overview

“Urban Plains is a place where architecturally inviting retail and office spaces intermingle with restaurants, parks & housing where tasteful spaces and places combine the serene and the social.”

Our Goals

“ Urban Plains strives to incorporate 21st century ideals into an urban lifestyle. Through the use of design standards, and co-locating work, living, and recreational spaces, the Urban Plains Development is a unique project. Residents of Fargo - Moorhead - West Fargo are also voicing their desire to live in a location that provides amenities of living in downtown.



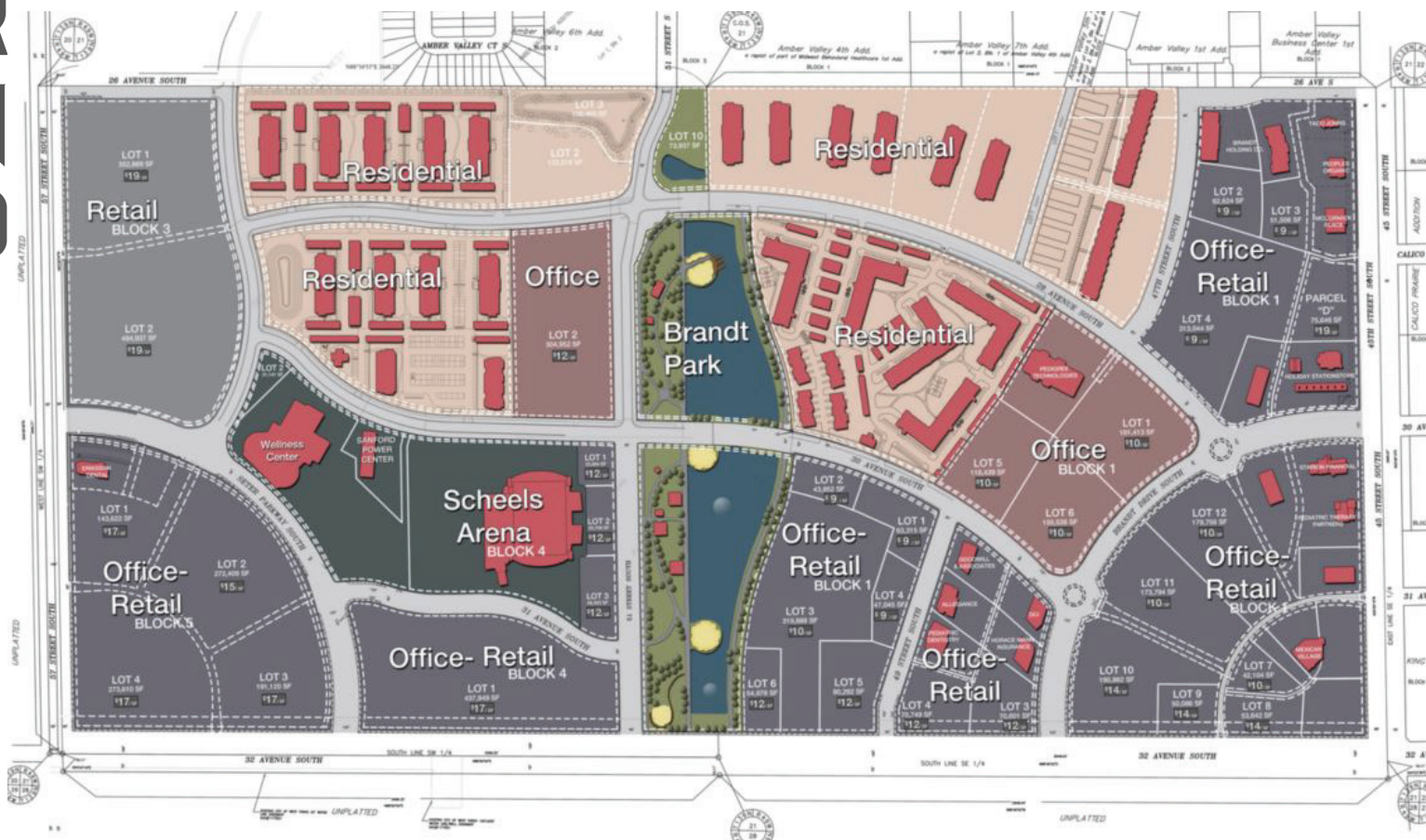
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INTRODUCTION
**THE
REALITY /
ANOTHER
SUBURBAN
NEIGHBORHOOD**



Zoning instead of form-based codes
Large block sizes
Single use buildings

Large setback distances
Large parking lots
Single Story parking garages

INTRODUCTION
**THE
REALITY /
ANOTHER
SUBURBAN
NEIGHBORHOOD**



INTRODUCTION
**THE
REALITY /
ANOTHER
SUBURBAN
NEIGHBORHOOD**



INTRODUCTION
**THE
REALITY /
ANOTHER
SUBURBAN
NEIGHBORHOOD**



INTRODUCTION
**THE
REALITY /
ANOTHER
SUBURBAN
NEIGHBORHOOD**



METHODOLOGY
& RESEARCH
RETROFIT

DESIGN HYPOTHESIS

I expect to find that a majority of the existing infrastructure can be retrofitted to create a more walkable neighborhood. Practices such as street narrowing and infilling can be used to achieve a successful retrofit. By studying successful urban centers, I expect to find a balance between uses of buildings, with a higher percentage of mixed-use buildings than is currently in the Urban Plains neighborhood. I expect to find that building placement can create a sense of place in open spaces and along transportation corridors. I expect to find that street widths, sidewalk widths, on-street parking, and setbacks will play a very important role in creating a walkable neighborhood. I also expect to find that Urban Plains can have strong connections to it's surrounding neighborhoods.

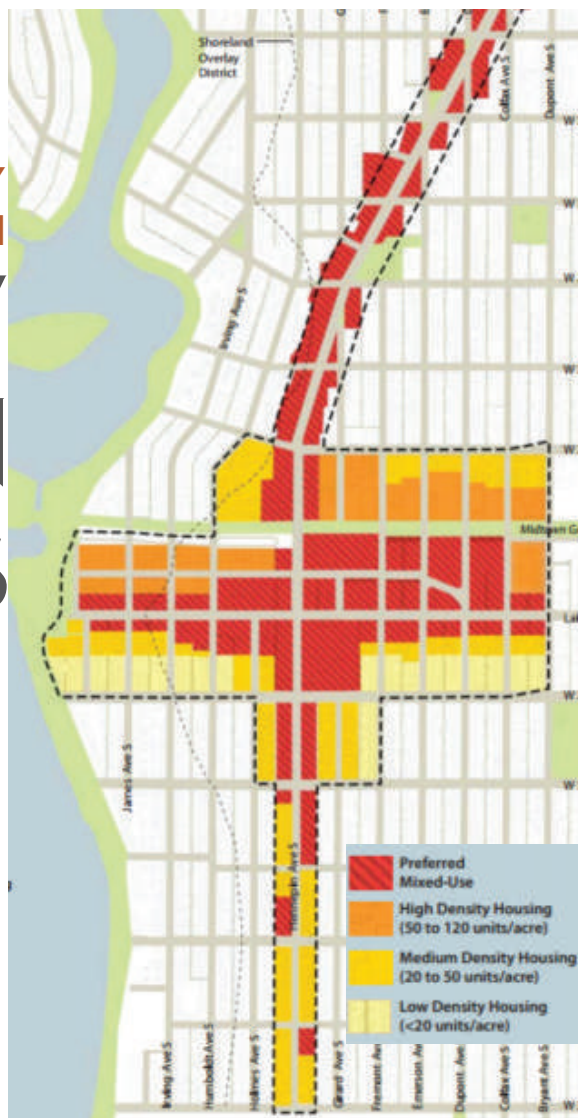
DESIGN FOCUS

Buildings
Streets
Open Spaces

METHODOLOGY
& RESEARCH

CASE STUDY / UPTOWN MINNEAPOLIS

DESIGN FOCUS
Buildings



Building Types



detached



townhouse



live / work



small apartment



courtyard



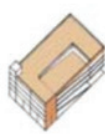
mixed-use



loft



podium & apartment



parking

Neighborhood-Oriented

Urban-Oriented

Transit-Oriented

METHODOLOGY
& RESEARCH

CASE STUDY / MUELLER AUSTIN

DESIGN FOCUS
Streets



Streetscape Concept

-  COMMUNITY CONNECTOR
-  LINEAR PARK CONNECTOR
-  GREENWAY STREET
-  NEIGHBORHOOD BOULEVARD
-  NEIGHBORHOOD CONNECTOR
-  TOWN CENTER MAIN STREET
-  NEIGHBORHOOD LOCAL STREET
-  COMMUNITY GATEWAY



METHODOLOGY
& RESEARCH

CASE STUDY / KETTLE STONE DES MOINES

DESIGN FOCUS
Open Spaces



METHODOLOGY
& RESEARCH

CASE STUDY COMPARISONS

BLOCK SIZES

Average area
of block

**Overall
Average:
2
Acres**



STREET INTERSECTION DENSITY



INTERSECTIONS / 80 ACRES

Average : 32

STREET WIDTHS

Averages:

78.5'

45'

33'

Street Type

Community Connector

Neighborhood Boulevard

Neighborhood Connector

Average Street Width (curb to curb)

	Mueller	Kettlestone	Uptown	Villebois	Legacy
Community Connector	76'	96'	62'	63'	96'
Neighborhood Boulevard	35'	62'	42'	42'	45'
Neighborhood Connector	26'	35'	32'	32'	40'

RETROFITTING SUBURBAN PLAINS

THESIS VISION

To create a walkable mixed-use neighborhood that allows people to live, work, and play. The development will integrate retail, commercial, residential, civic, and open spaces together to create a walkable community with a unique sense of identity within the region.

THESIS QUESTION

What programming elements must be achieved in order to create a successful walkable mixed-use urban center in south Fargo?

RETROFITTING SUBURBAN PLAINS

GOALS FOLLOW THE FIVE C'S OF NEIGHBORHOOD PLANNING (PLACEMAKERS)

1

COMPLETE

Mix of uses to provide our daily need to live, work, play, worship, dine, shop, and talk to each other.

2

COMPACT

5-minute walk from center to edge.

3

CONNECTED

Walkable, drivable, and bike-able with or without transit access.

4

COMPLEX

Variety of street, building, and open space types.

5

CONVIVIAL

Provide gathering places where people can connect.

SITE INVENTORY
& ANALYSIS

WHY THIS NEIGHBORHOOD?

1 **ALREADY PART OF FARGO'S VISION**
Go2030 Fargo Comprehensive Plan

-  Downtown Neighborhood
-  Sustainable Mixed Use Center
-  Signature Complete Street



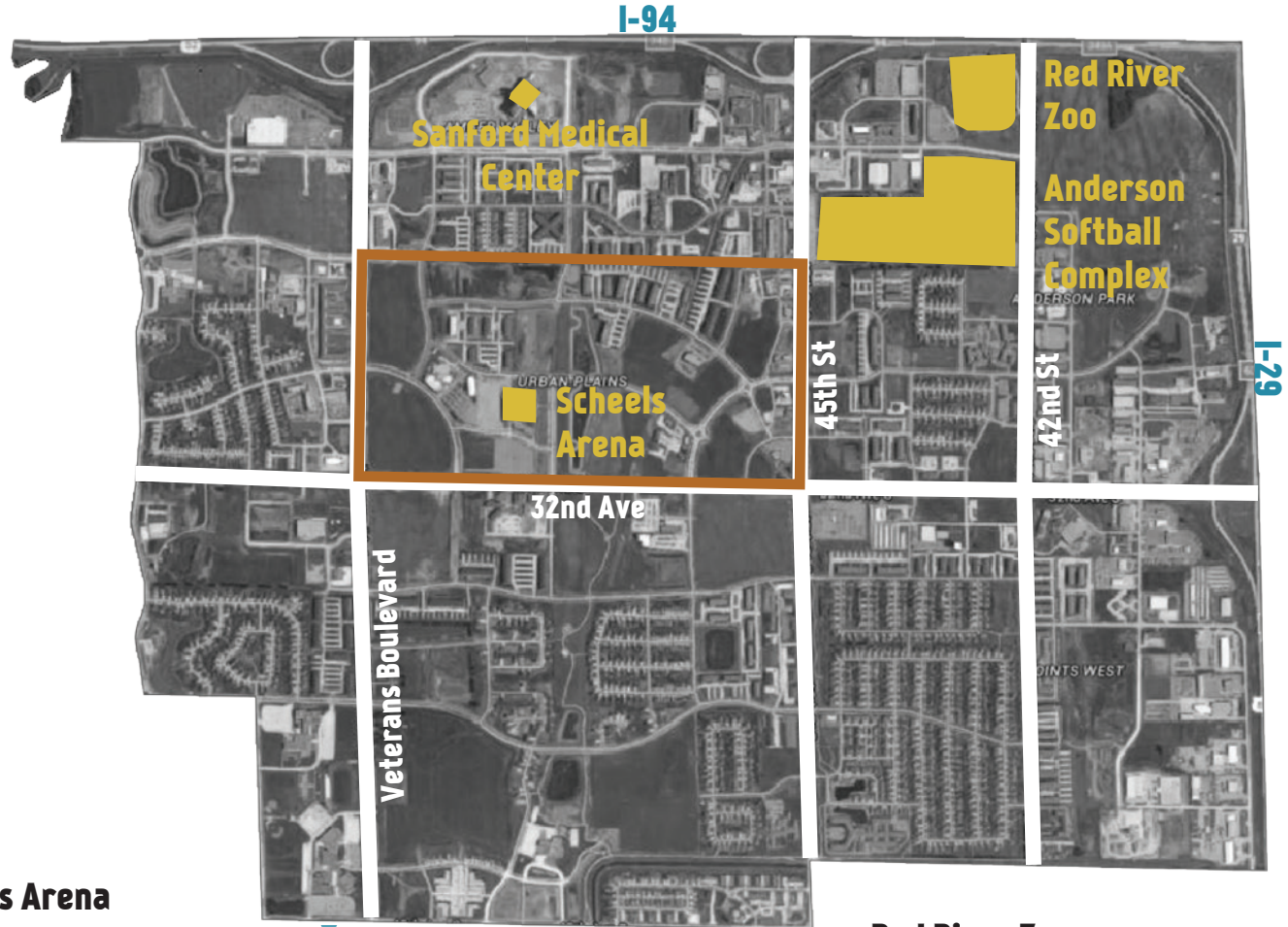
SITE INVENTORY
& ANALYSIS

WHY THIS NEIGHBORHOOD?



LOCATION

Close to many attractions



Scheels Arena

6,000 People

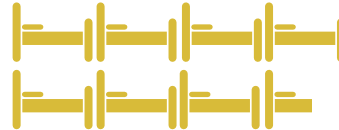


👤 = 100 people

- Home of the Fargo Force Hockey Team
- Hosts high school hockey games
- Occasionally hosts NCAA Hockey Regionals
- Concerts
- Basketball games and wrestling matches
- Festivals

Sanford Medical Center

384 Beds



🚶 .36 miles to Urban Plains

🛏 = 50 beds

Red River Zoo

90,000 Visitors
per year



👤 = 1,000 Visitors

🚶 1 mile to Urban Plains

Anderson Softball Complex

Annually plays host to state and national softball tournaments.

🚶 .5 miles to Urban Plains

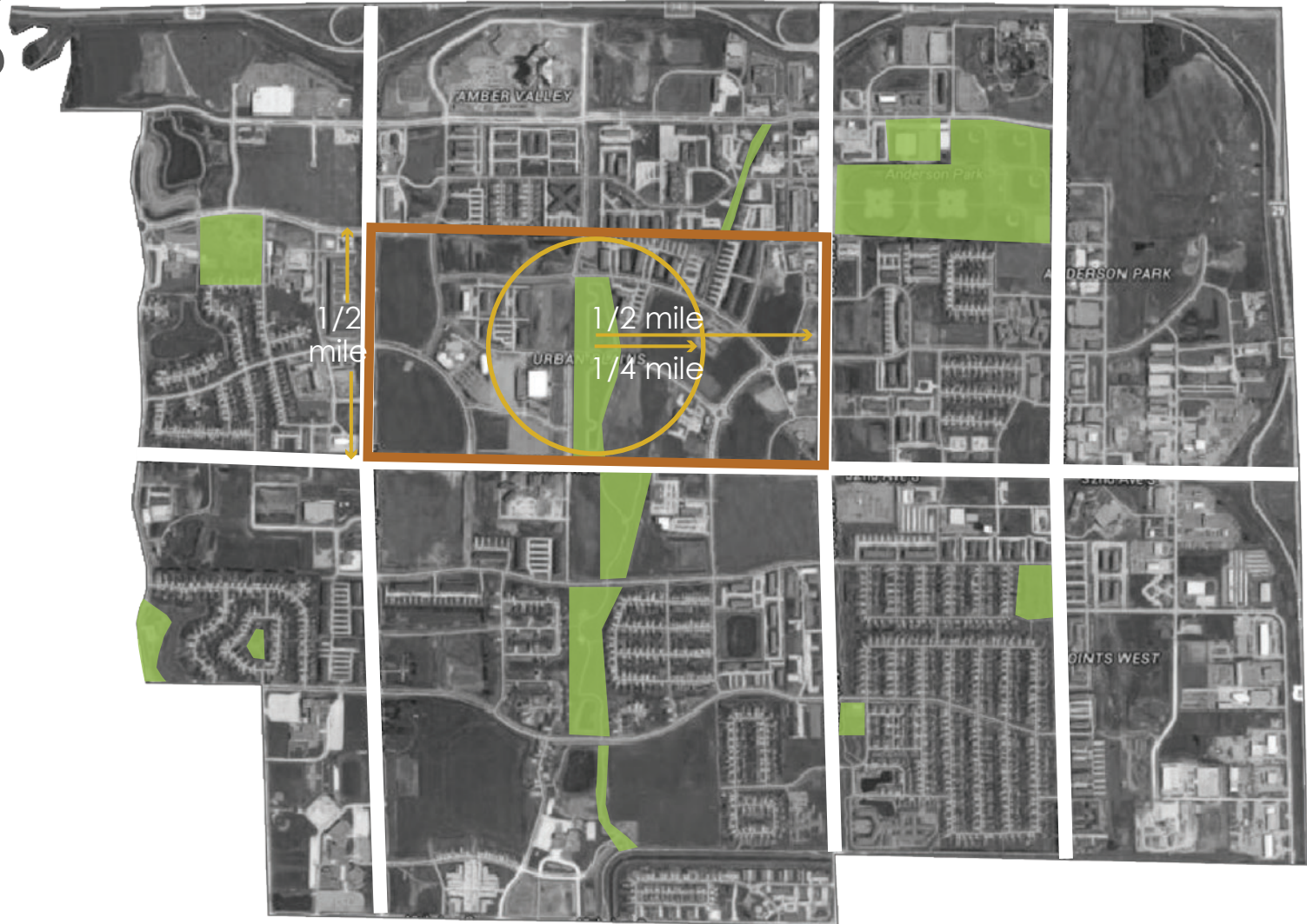
SITE INVENTORY
& ANALYSIS

3

SIZE & SETUP

Walkable and Connected

WHY THIS NEIGHBORHOOD?



SITE INVENTORY
& ANALYSIS
FARGO
GO 2030
PLAN



TOP GOALS FROM GO2030

1. PERMANENT FLOOD PROTECTION
2. PROMOTE INFILL
3. PUBLIC ART
4. BICYCLE/PEDESTRIAN INFRASTRUCTURE
5. DESIGN STANDARDS
6. CITY-WIDE TRAIL LOOP
7. PUBLIC GATHERING SPACES
8. COMMUNITY-WIDE ENERGY EFFICIENCY
9. QUALITY NEW DEVELOPMENT
10. YEAR-ROUND RECREATIONAL OPPORTUNITIES
11. TREE CANOPY
12. PARKS, OPEN SPACE, AND HABITAT
13. HEALTHY FOOD
14. AMENITIES AND BEAUTIFICATION AS AN ECONOMIC DEVELOPMENT TOOL
15. FESTIVALS AND CULTURAL EVENTS

Fargo Density Comparisons

POPULATION / DENSITY

Fargo has a similar size in footprint to these other cities, but is far behind them in terms of density.



	FARGO	BOSTON	SAN FRANCISCO	PITTSBURGH
Population:	115,863	645,149	852,469	305,841
City area (sq. miles):	48.82 sq. miles	48.43 sq. miles	46.87 sq. miles	55.50 sq. miles
Density (people/acre):	3.7 people/acre	20.8 people/acre	28.4 people/acre	8.6 people/acre

Fargo / Moorhead Metropolitan population growth

The metropolitan area has been experiencing high population growth since for many years, and has the opportunity to begin to infill (build on existing sites) instead of continuing to expand the city boundaries.



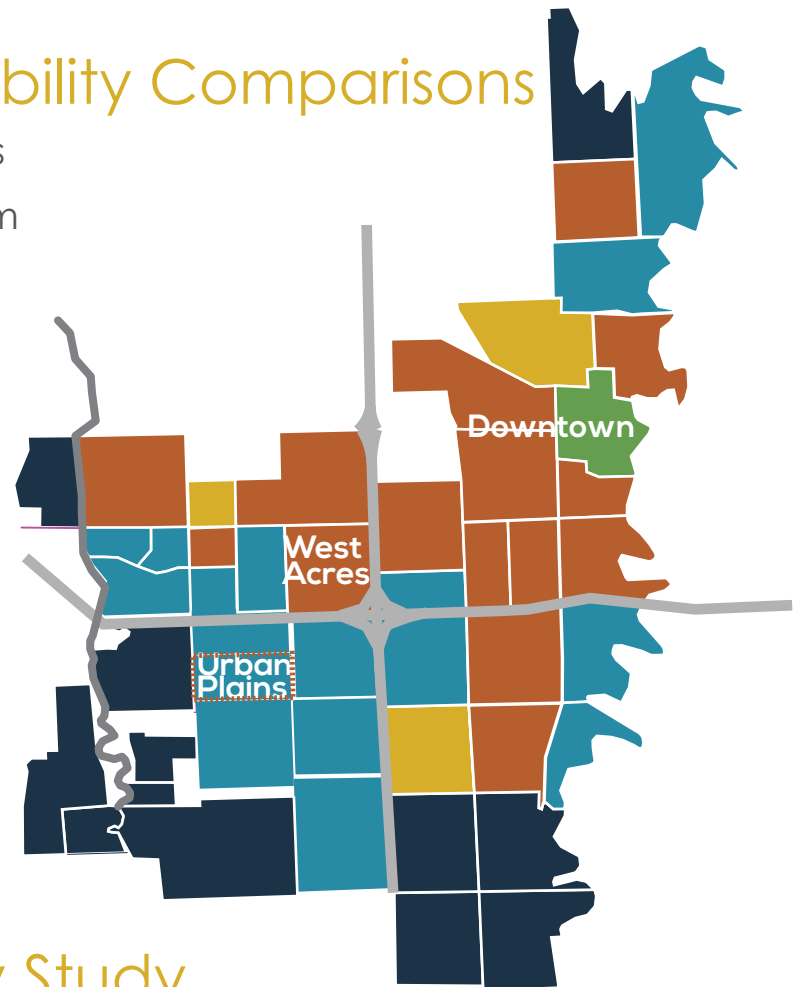
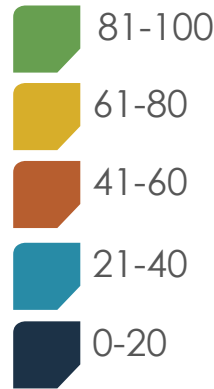
SITE INVENTORY
& ANALYSIS

WALKSCORE / DENSITY

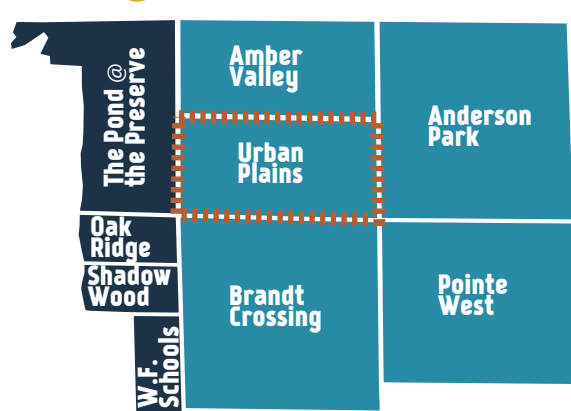
Neighborhood Walkability Comparisons

Fargo / West Fargo Neighborhoods

Based on data from Walkscore.com which measures walkability on a scale from 1-100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail.



Neighborhood Density Study



Neighborhoods	Population	Area (acres)	Density (people/acre)
Amber Valley	1,143	329	3.5
Urban Plains	1,200	320	3.75
Brandt Crossing	886	570	1.5
Anderson Park	828	638	1.3
Pointe West	2,692	572	4.7
The Pond @ the Preserve	832	320	2.6
Oak Ridge	0	80	0
Shadow Wood	904	80	11.3
West Fargo Public Schools	0	80	0
Downtown Fargo	4,405	512	8.6

METHODOLOGY
& RESEARCH

CURRENTLY DEVELOPED

Concept Zoning

- Retail
- Office - Retail
- Office
- Residential
- Civic
- Park

Building Uses

- Residential:**
- 1: Urban Plains Apartment Complex
- 2: Under Construction
- 3: The Retreat
- 4: Urban View Apartments
- 5: The Fountains
- Parking Garages**

Office/Civic:

- 6: Unknown Office
- 7: ND Center for Distance Education
- 8: Starion Financial
- 9: Pediatric Therapy Partners
- 10: Baby Bloomers
- 11: Horace Man Insurance

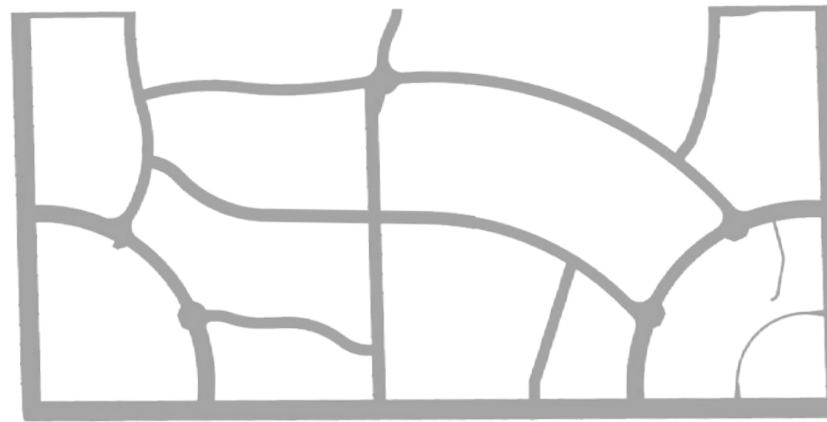
- 12: Multiple businesses
- 13: Multiple businesses
- 14: Multiple businesses
- 15: Scheels Arena
- 16: Sanford Training Center
- 17: Family Wellness

Retail:

- 18: Strip Mall
- 19: Taco John's
- 20: People's Organic
- 21: Five Guys
- 22: Holiday Gas Station
- 23: Mexican Village



METHODOLOGY
& RESEARCH
**CURRENTLY
DEVELOPED**



Existing Right of Way



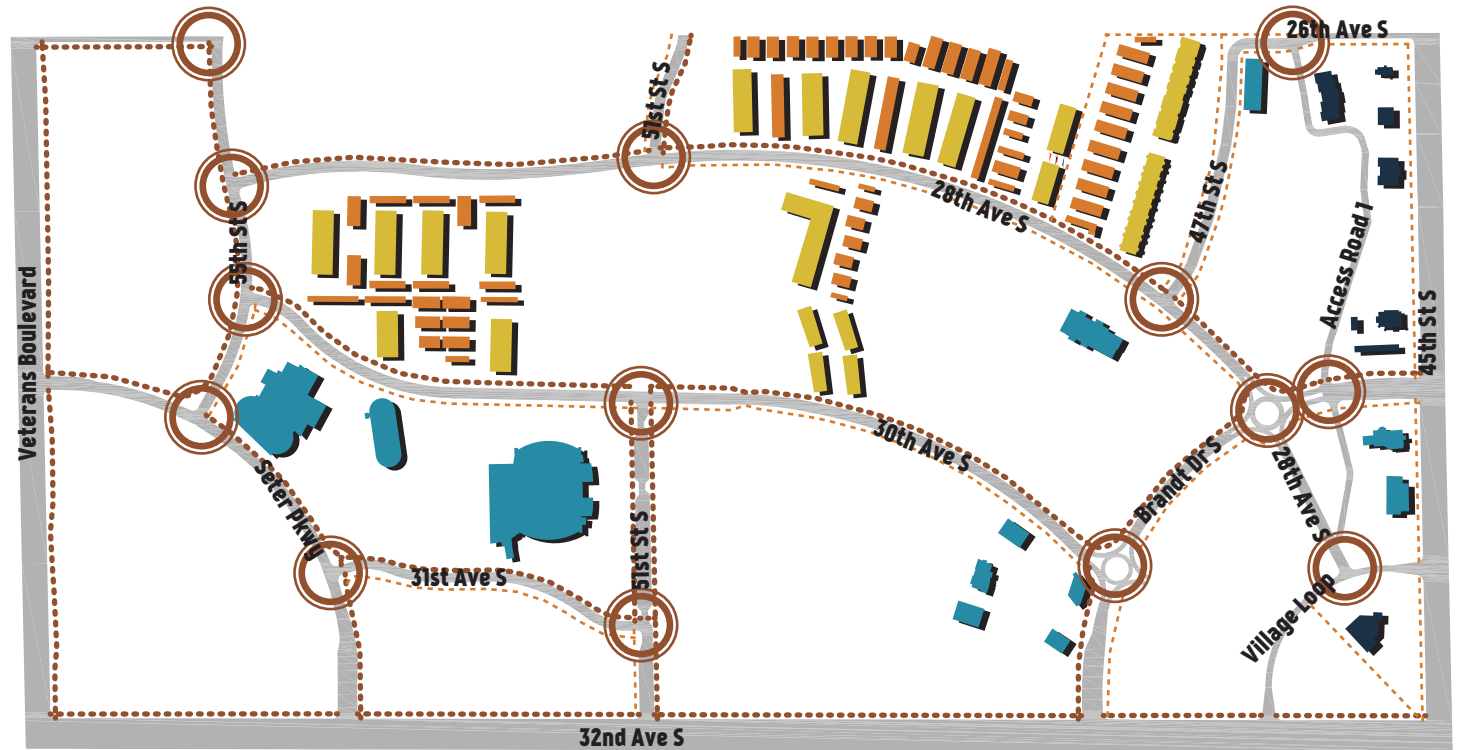
- 1 Story
- 2 Stories
- 3 Stories
- 4 Stories
- Existing Building Heights



Undeveloped / open space







METHODOLOGY
& RESEARCH

CURRENTLY DEVELOPED



 **14 Total Intersections**
(1 intersection/ 23 acres)

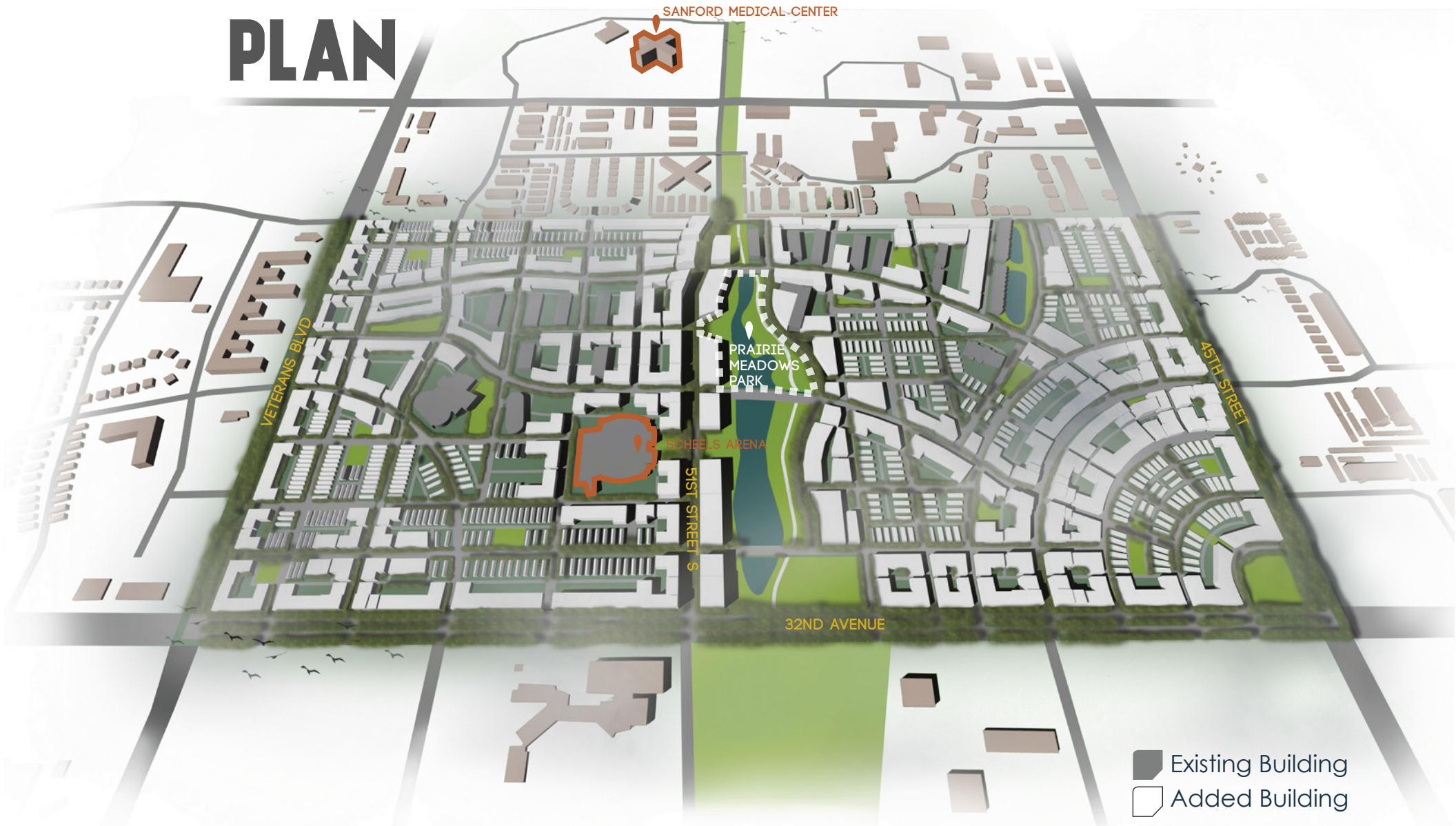
Average Crosswalk distance
40'

-  1 - 2 story retail buildings
-  2 - 3 story office / civic buildings
-  3 - 4 story apartment buildings
-  1 story parking garages
-  parking lots
-  existing streets

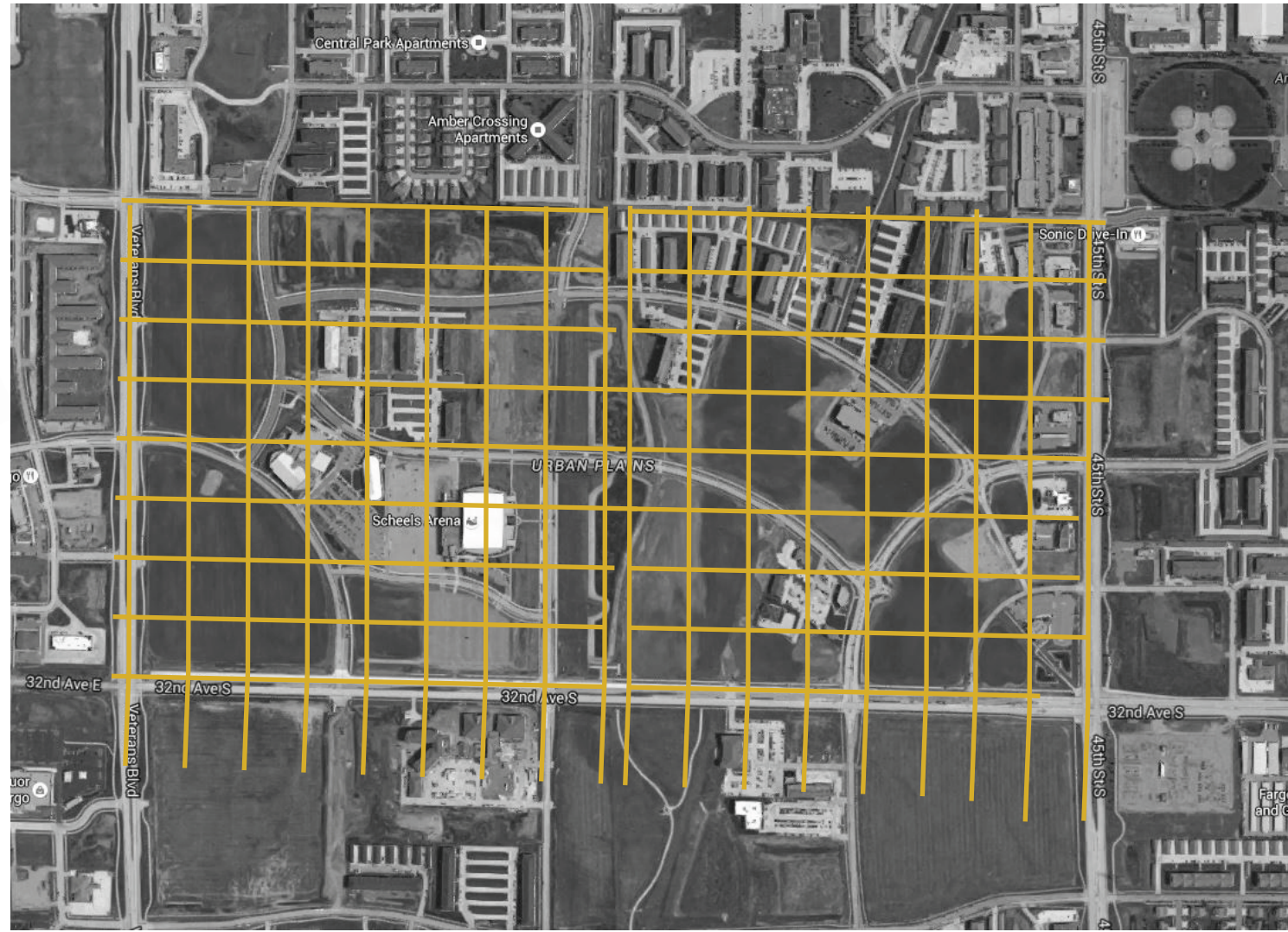
THE NEIGHBORHOOD DESIGN



THE NEIGHBORHOOD DESIGN MASTER PLAN



THE NEIGHBORHOOD DESIGN STREETS



Block Grid Size 300'

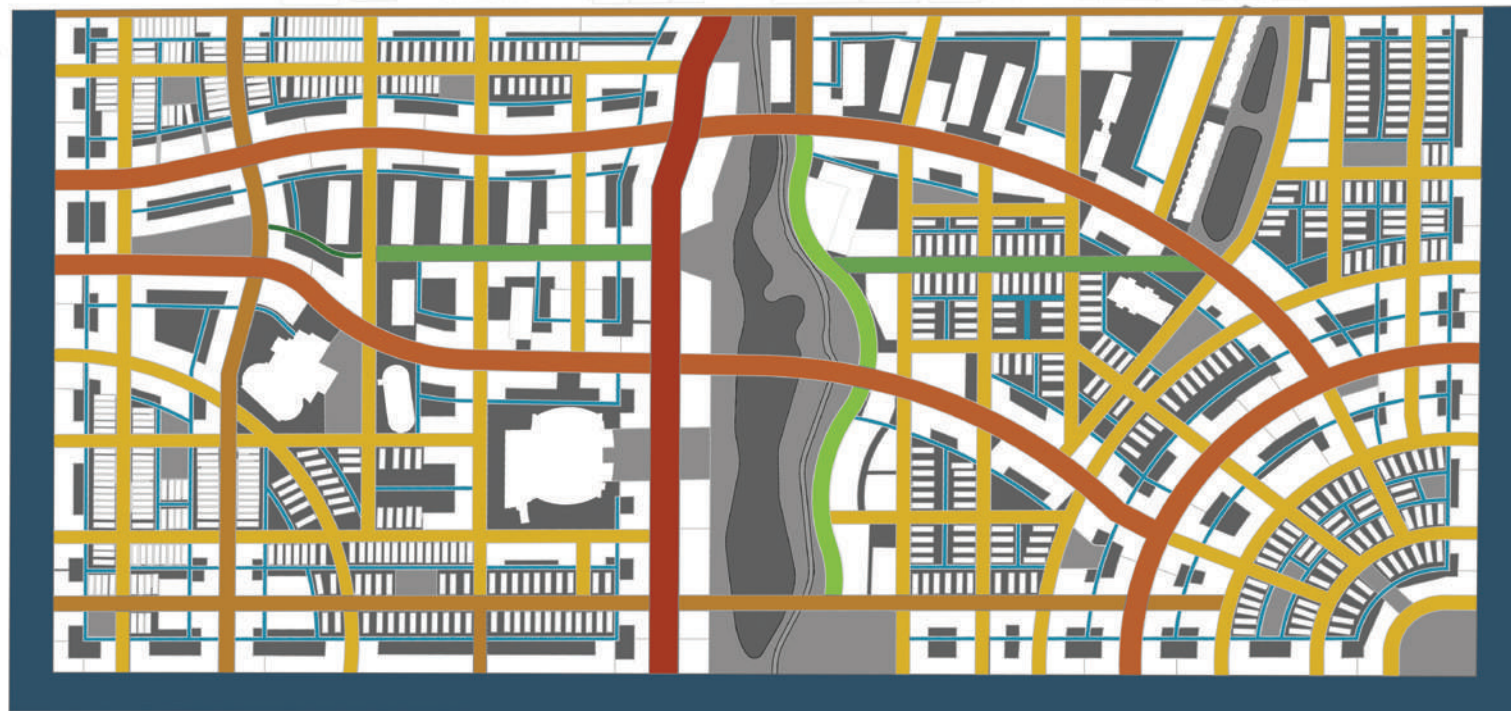
**Average area
of block**

**Overall
Average:
2
Acres**

“When streets become pleasant places, more people are likely to leave their cars at home”

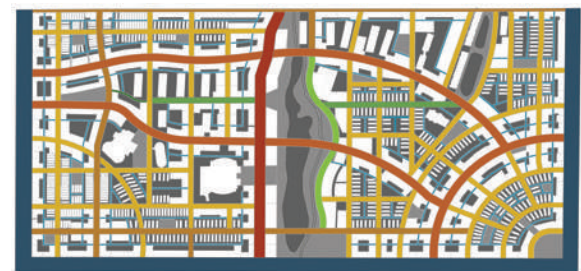
- Smart Growth Manual

THE NEIGHBORHOOD DESIGN STREETS



-  Community Connector
-  Neighborhood Boulevard
-  Neighborhood Connector
-  Residential Street
-  Park Street
-  Green Street
-  Green Alley
-  Alley
-  Traffic Calmed Arterial

THE NEIGHBORHOOD DESIGN STREETS



Community Connector



15' Sidewalk

Angled
Parking

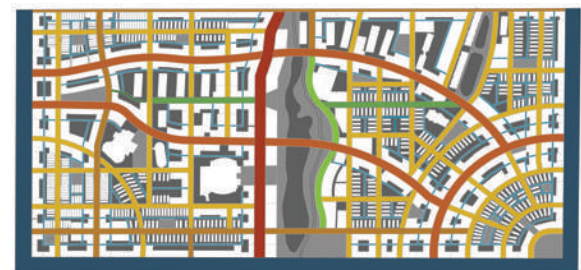
10'
Driving
Lane

7'
Buffered Bike
Lane

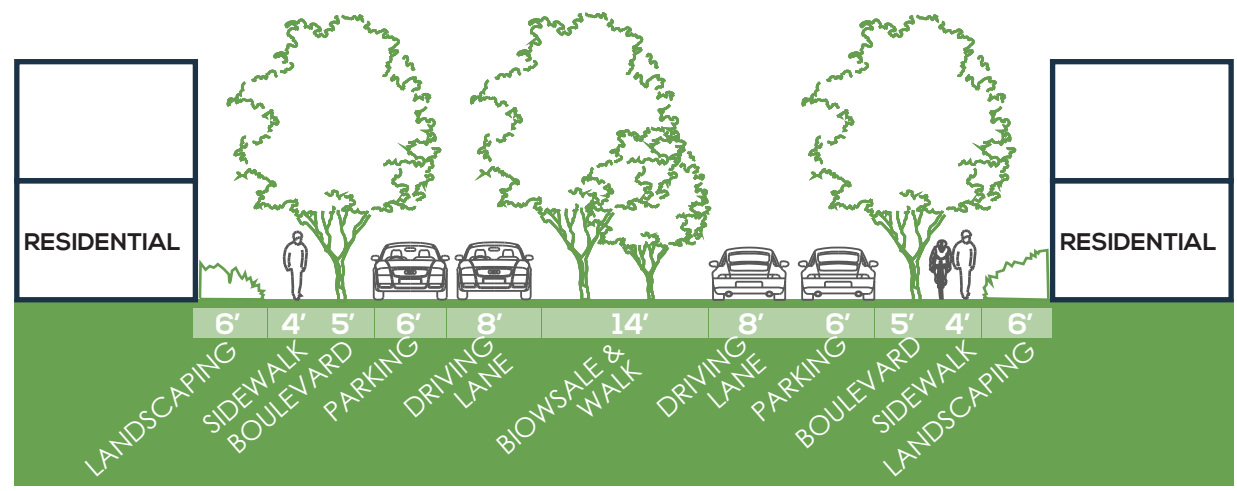
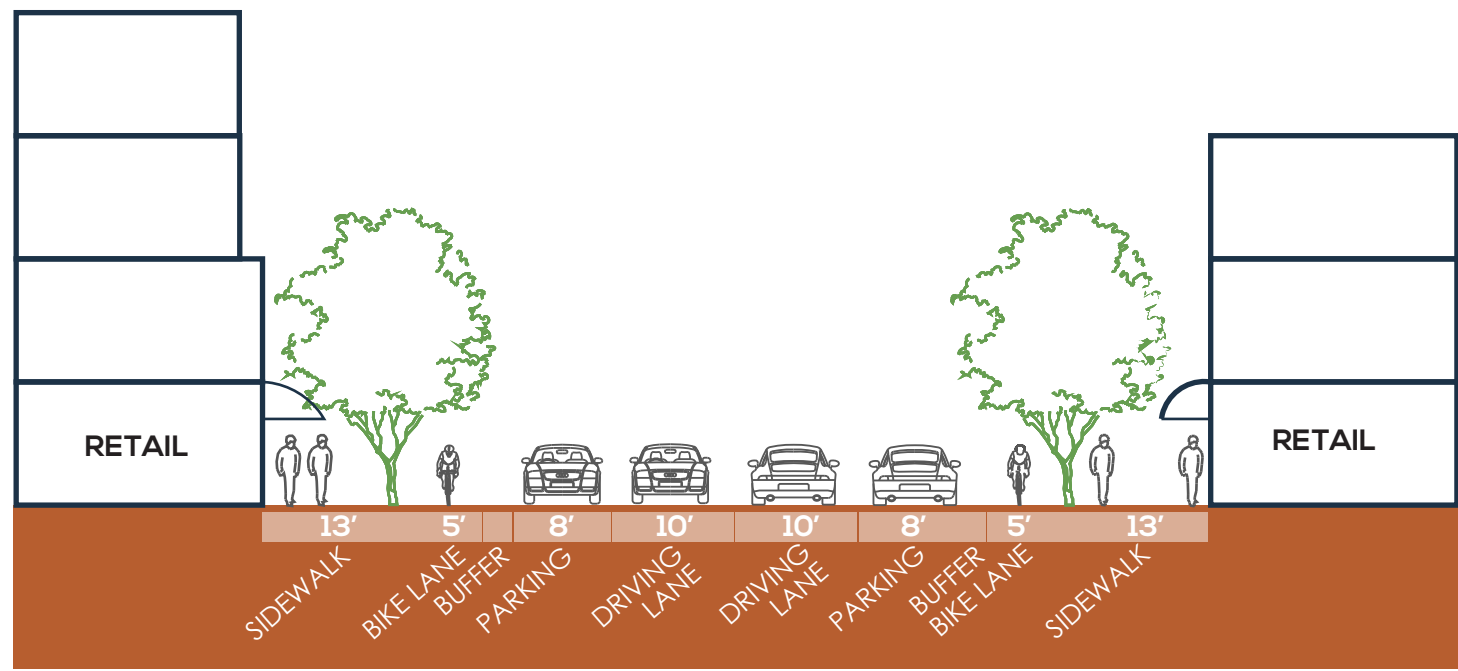
7'
Boulevard

Community Connector // **51st Street S**

THE NEIGHBORHOOD DESIGN STREETS



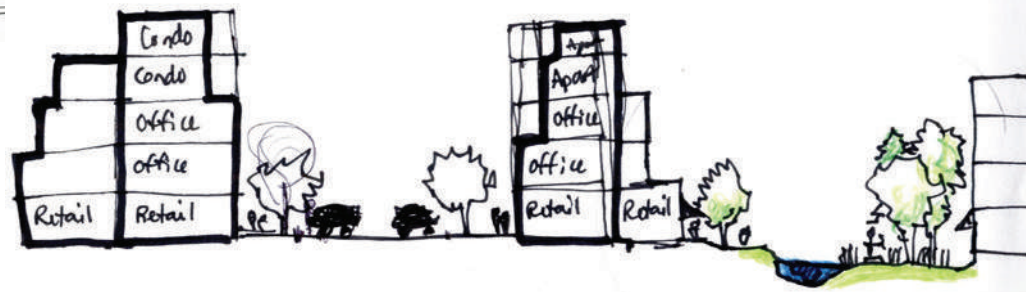
- Neighborhood Boulevard
- Green Street



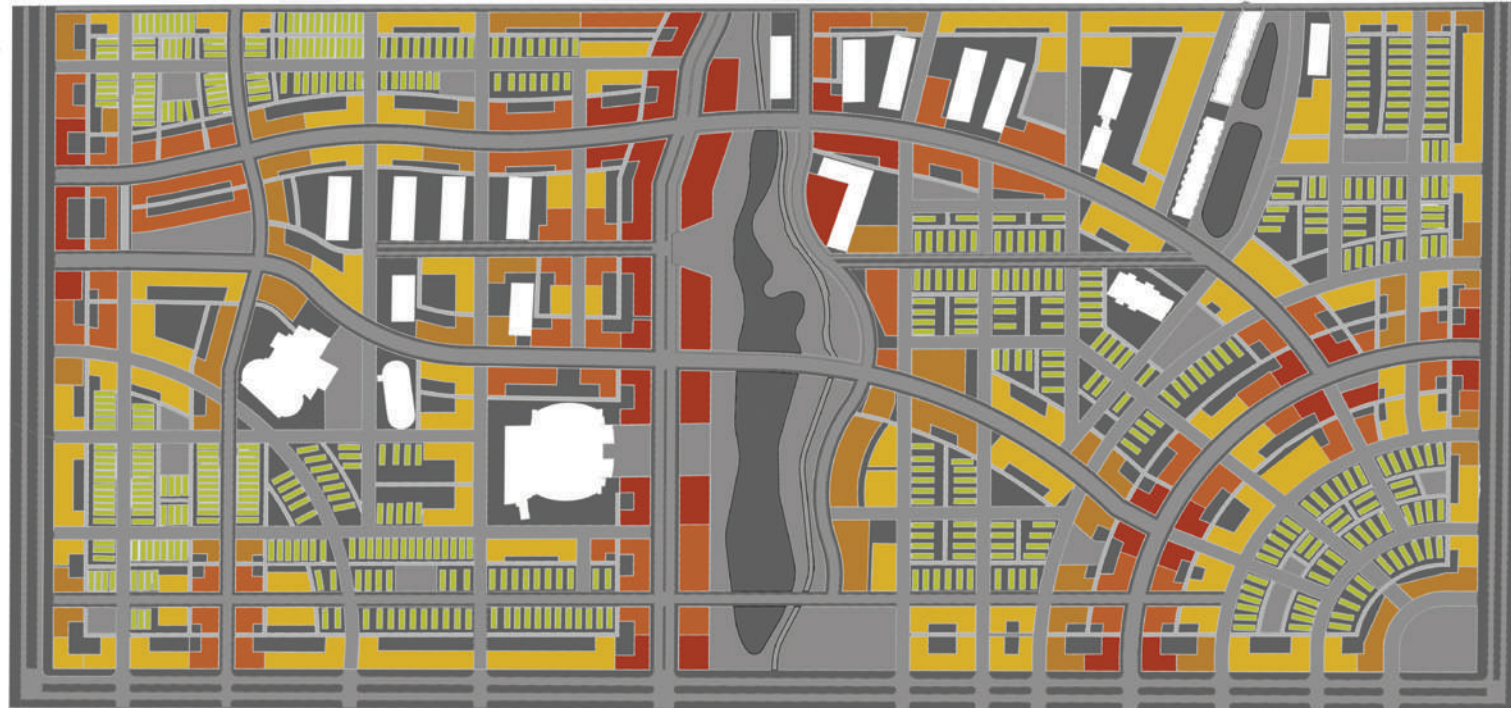
“Perhaps the most anti-pedestrian feature of contemporary retail practice is the front parking lot. For retail to attract pedestrians, the shops must open directly onto the sidewalk, with parking lots located to the rear or elsewhere.”




- Smart Growth Manual




THE NEIGHBORHOOD DESIGN BUILDINGS



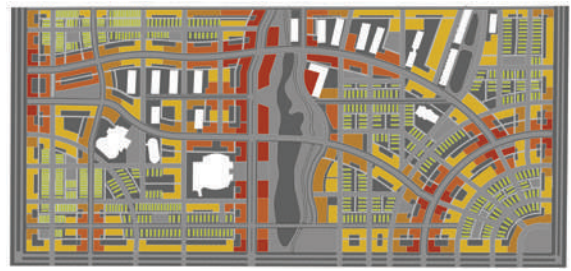
THE NEIGHBORHOOD DESIGN
BUILDINGS





-  Mixed Use Commercial
4 - 6 stories
-  Mixed Use Residential
3 - 5 stories
-  Live Work Units
3 - 4 stories

-  Apartments / Row homes
2 - 4 stories
-  Yard House
Avg. lot size = 35' x 90'
-  Existing Building

THE NEIGHBORHOOD DESIGN
BUILDINGS



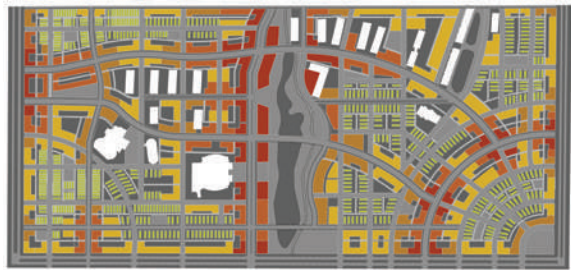
-  Existing Building - Keep
-  Existing Building - Remove

Existing Buildings

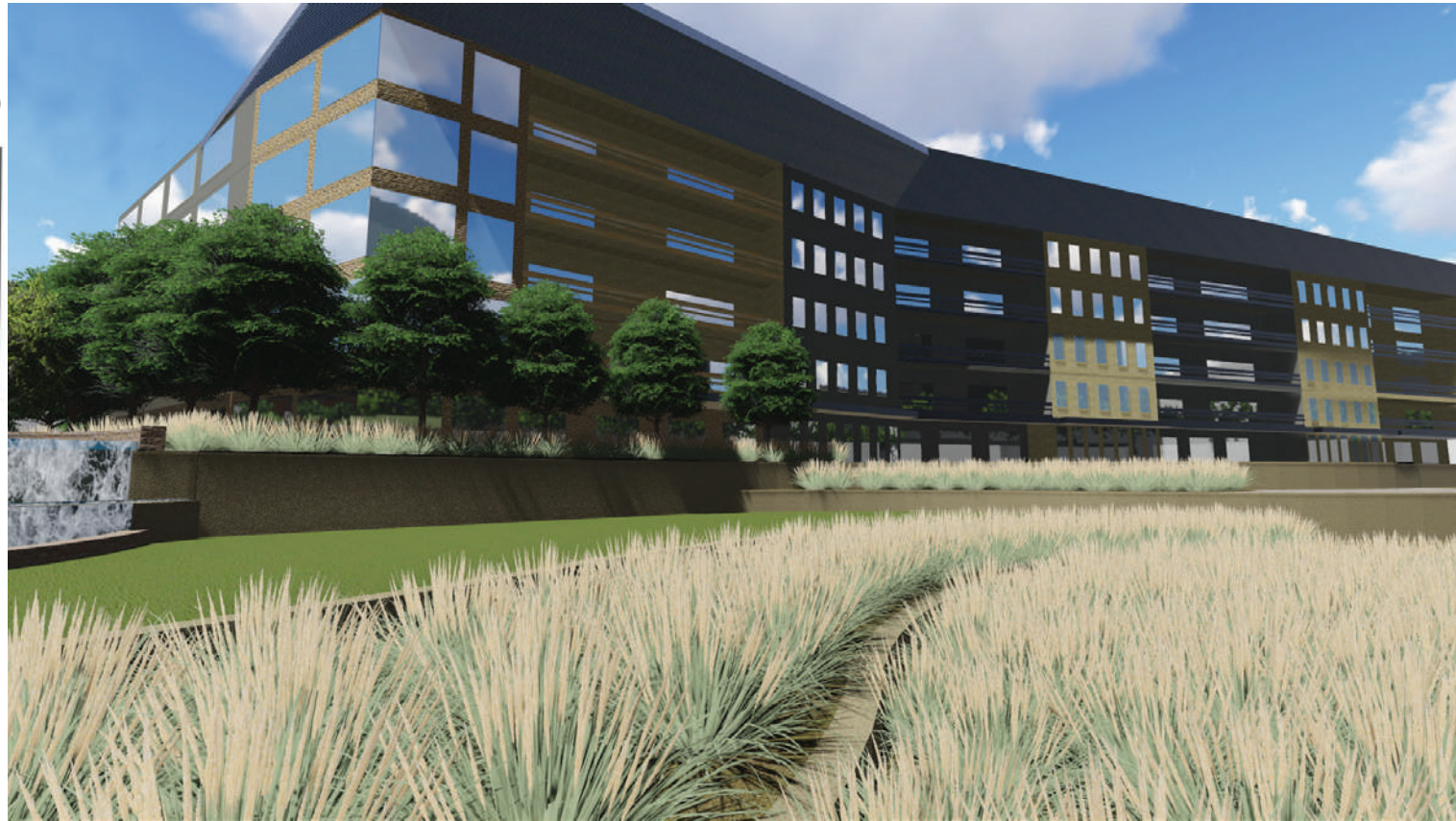
THE NEIGHBORHOOD DESIGN
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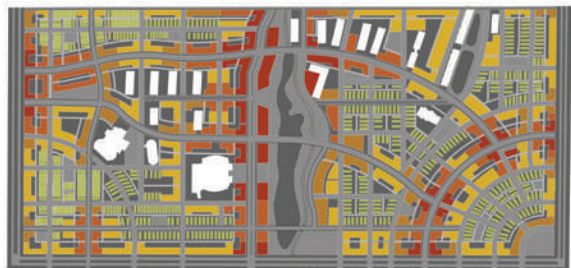
THE NEIGHBORHOOD DESIGN
BUILDINGS



 Mixed Use Commercial
4 - 6 stories



THE NEIGHBORHOOD DESIGN **BUILDINGS**



■ Apartments / Row homes
2 - 4 stories



■ Live Work Units
3 - 4 stories



■ Apartments / Row homes
2 - 4 stories

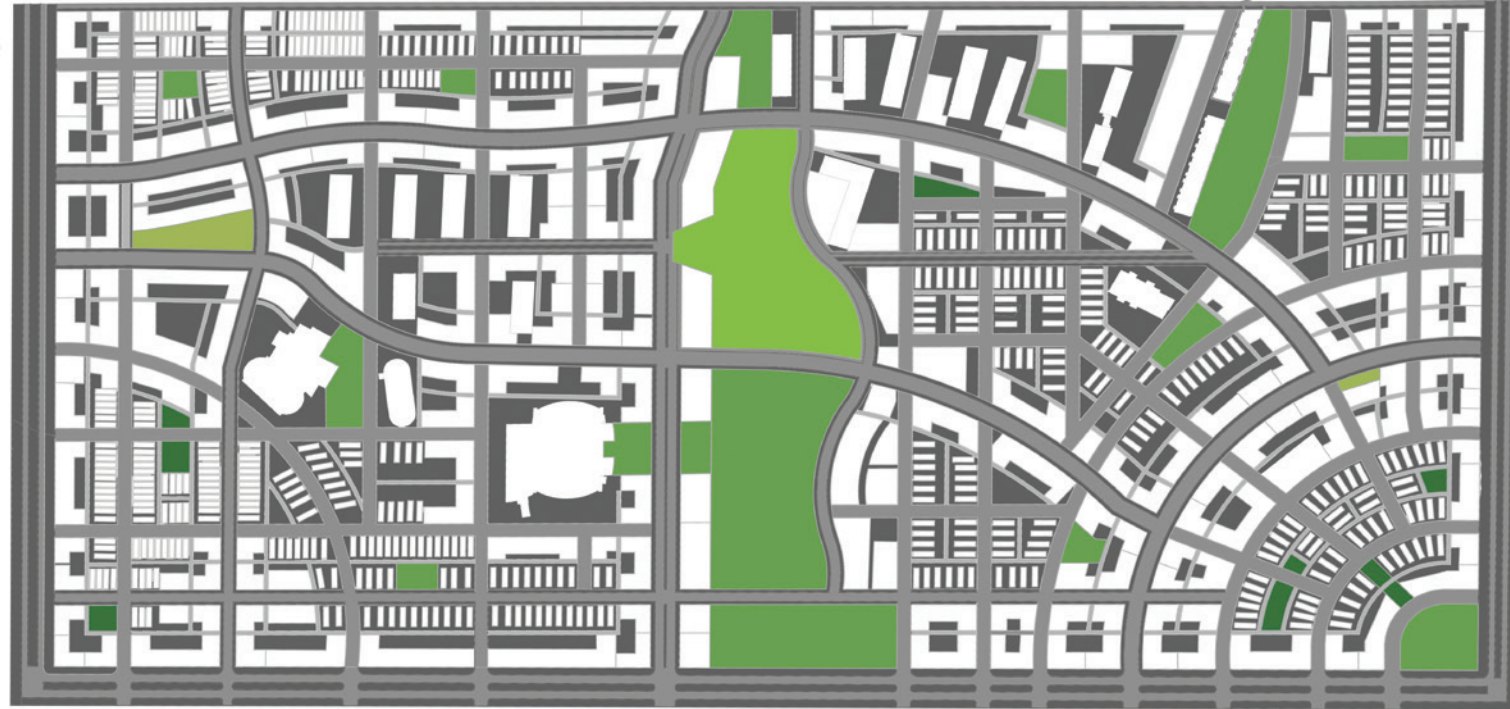


■ Yard House
Avg. lot size = 35' x 90'

“Smart growth communities make the most of their context by preserving and celebrating their natural amenities.”

- Smart Growth Manual

THE NEIGHBORHOOD DESIGN
**OPEN
SPACE**



-  **Central Neighborhood Park**
5 -10 Acres
Large areas for social gatherings
Service Area Radius = 1/2 mile (10 min walk)
-  **Neighborhood Park**
1/4 - 10 acres
Active and Passive Recreation
Service area = 1/4 mile (5 min walk)
-  **Pocket Park**
1/4 - 2 acres
Simple and flexible open space
Service area = 600 feet
-  **Plaza**
Adjacent to mixed-use building
Over 50% hardscape

THE NEIGHBORHOOD DESIGN

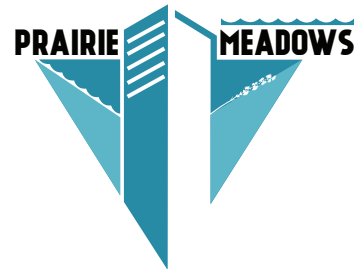
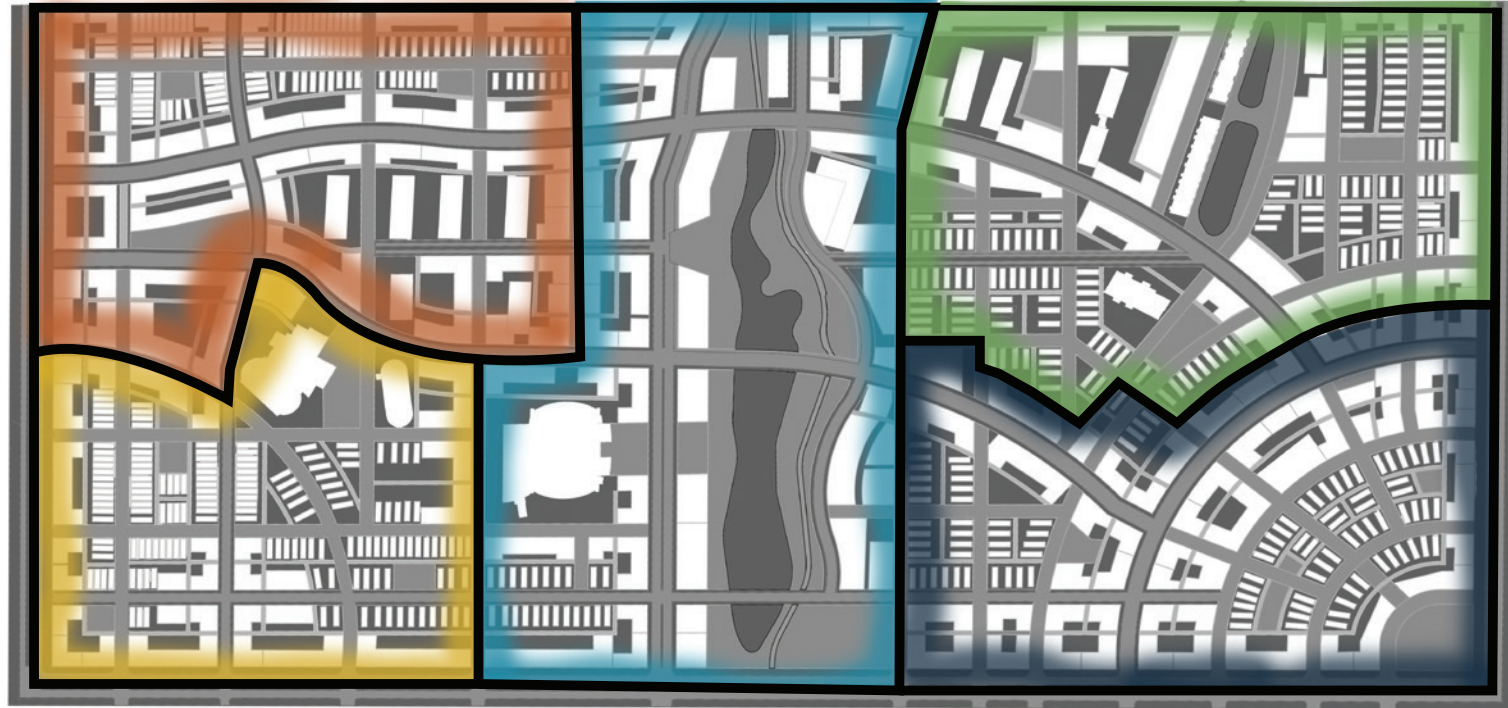
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Simple and flexible open space
Service area = 600 feet
-  **Plaza**

THE NEIGHBORHOOD DESIGN DISTRICTS

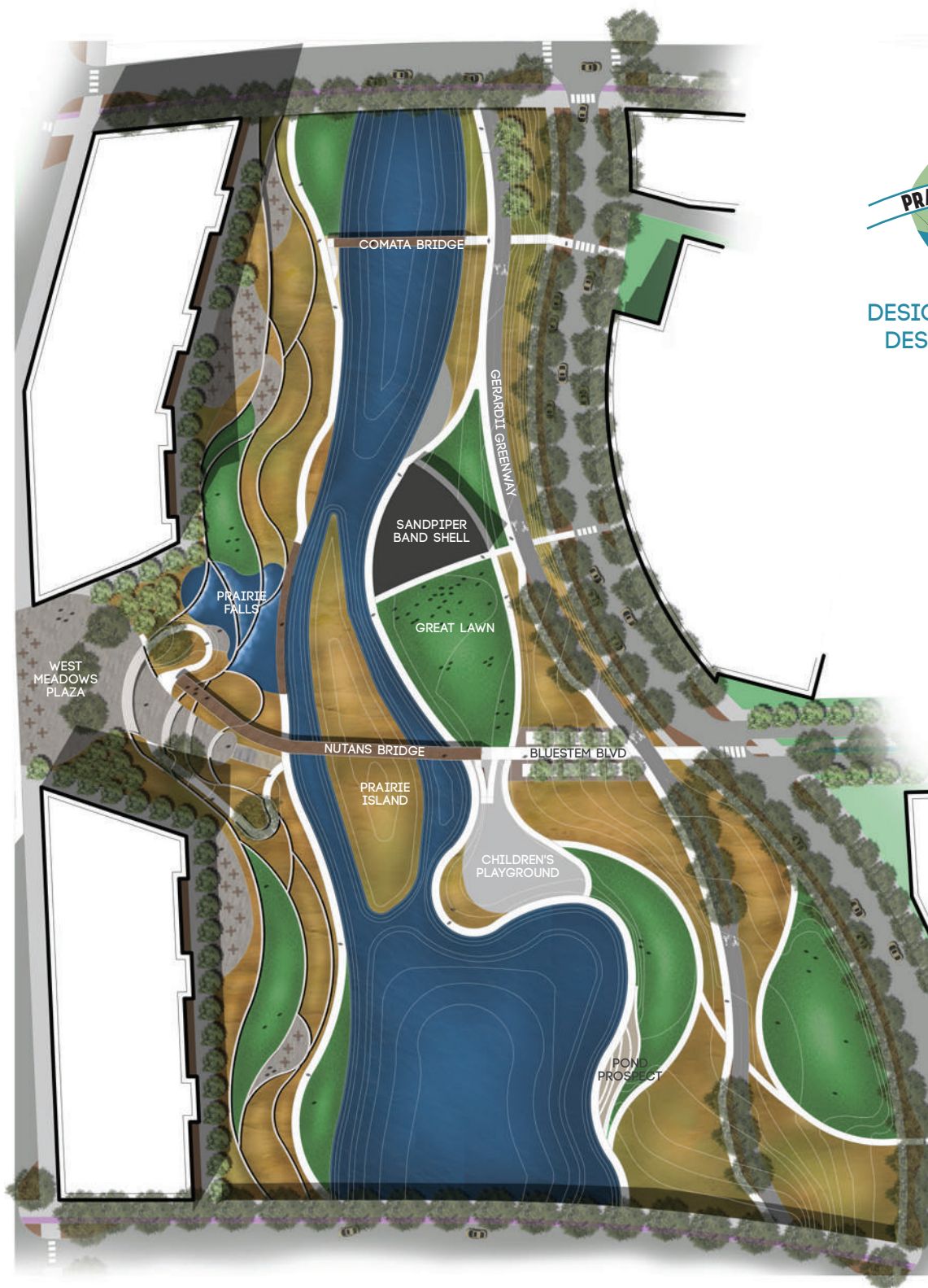
The 320 acre site is divided into five districts, each with its own unique character. Each district represents a piece of the Red River Valley's historical attributes. The character of these districts will be represented through the use of building materials, open spaces, and streetscapes.



THE PARK DESIGN



THE PARK DESIGN
**PRAIRIE
MEADOWS
PARK**



DESIGNED FROM FARGO
DESIGNED FOR FARGO

THE PARK DESIGN
**PRAIRIE
MEADOWS
PARK
FUNCTION**



OUTDOOR DINING AND ACTIVE SIDEWALKS

Prairie Meadows Park was designed with Fargo's natural landscape in mind. The park is a native oasis placed in an urban environment that creates a unique juxtaposition. The plantings in the park were inspired by the large open prairies of the Red River Valley. The native prairie grasses rule the park, with tree canopies along the outer edges of the site to allow for some shady places for seating and other activities.



GREENWAY TRAIL CONNECTION

A greenway trail connects existing trails from south of 32nd Avenue north up to the Sanford Medical Center and potentially further north by going underneath I-94. The greenway is named the Gerardii Greenway after the latin name for Big Bluestem native grass, since the main experience along the greenway is traveling through the open prairie. The trail features bike lanes, a pedestrian lane, and tree canopy coverage in certain areas.



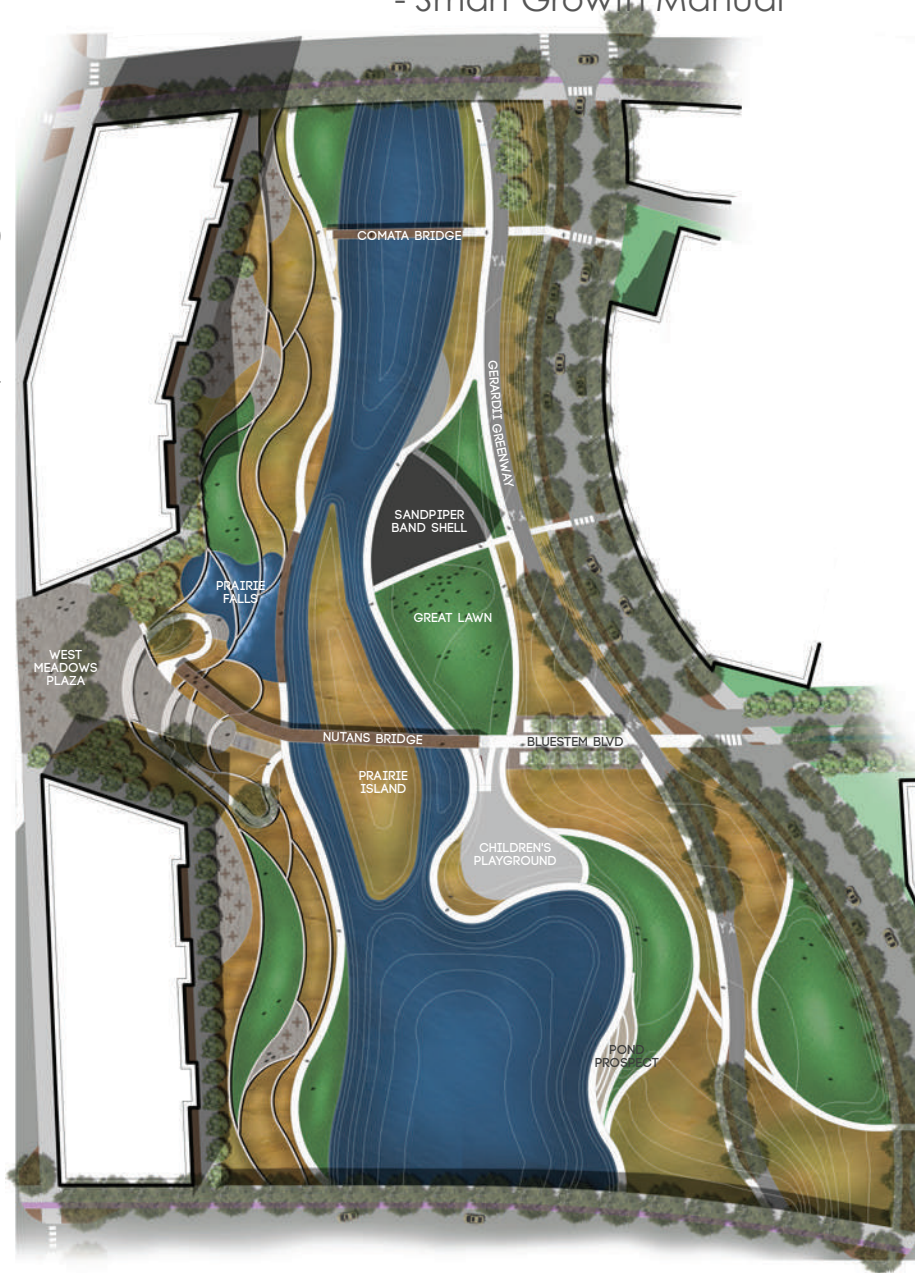
PEDESTRIAN CONNECTIONS

Pedestrians can easily go through the park by way of two pedestrian bridges that connect Park Street and 51st Street.

“Smart growth communities make the most of their context by preserving and celebrating their natural amenities.”

- Smart Growth Manual

THE PARK DESIGN
**PRAIRIE
MEADOWS
PARK
FUNCTION**



**WATER
DESTINATION**

The existing storm water retention pond was larger than what was needed so the retrofitted pond is designed in a way to meet the new water capacity needs. The site was designed to allow users to view the water at different levels. There is an elevation change of twelve feet from street level to the water edge. The water is meant to provide recreation for all seasons including kayaking, paddle boarding, and ice skating.



**PRAIRIE
VISTAS**

Prairie Meadows Park was designed with Fargo's natural landscape in mind. The park is a native oasis placed in an urban environment that creates a unique juxtaposition. The plantings in the park are inspired by the large open prairies of the Red River Valley. The native prairie grasses rule the park, with trees along the outer edges of the site to allow for some shady places for seating and other activities, while not taking away from the views of the open prairie.



**WIDE VARIETY
OF ACTIVITIES**

Prairie Meadows Park is designed to provide outdoor activities for different types of users and interests. There are many trails that go through the site, along with water recreation, large lawn areas for sunbathing or pickup games, a flex space that vendor tents can use during community events, a children's playground, and plazas for festivals to take place, such as a food truck fair in West Meadows Plaza.

THE PARK DESIGN
**PRAIRIE
MEADOWS
PARK
FORM**



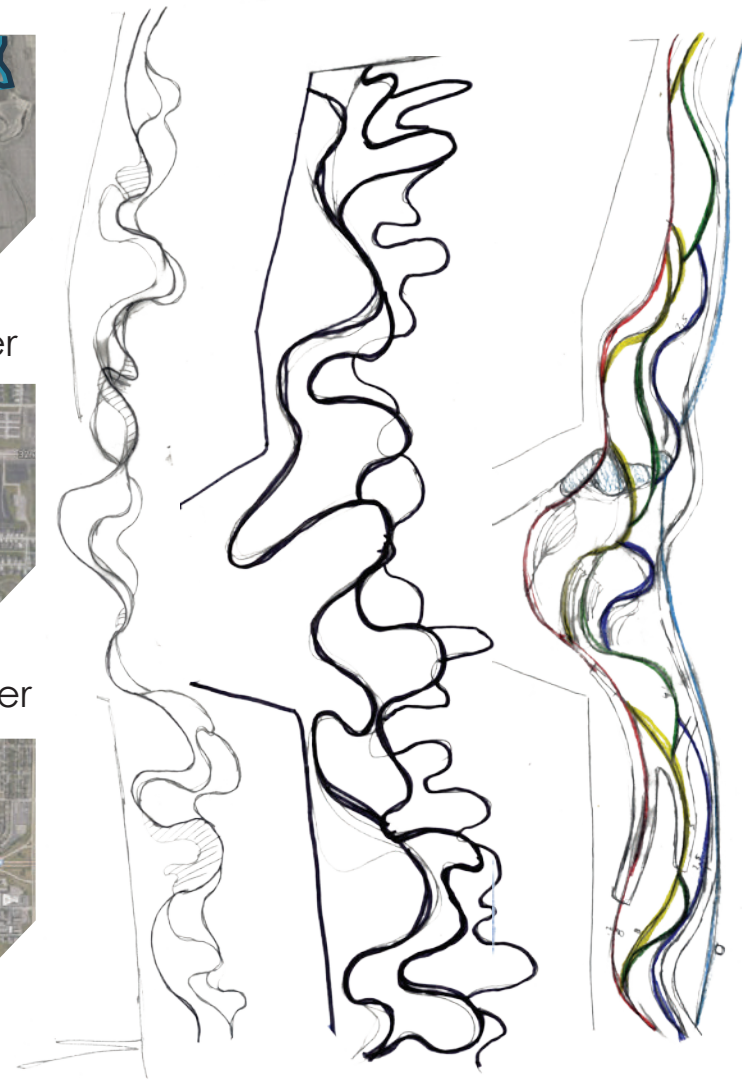
Wild Rice River



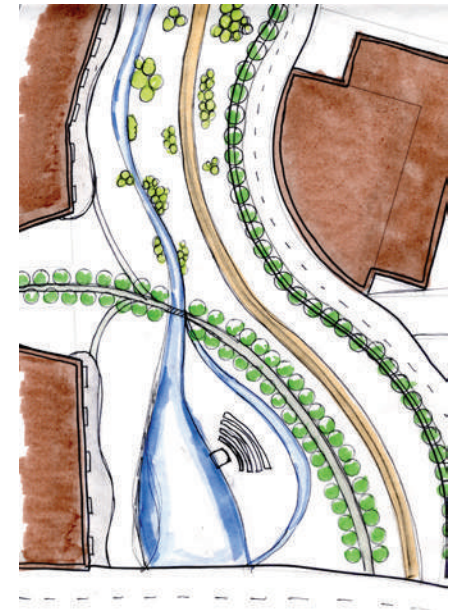
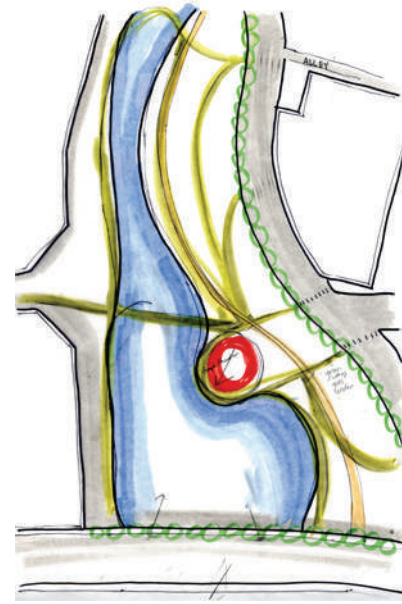
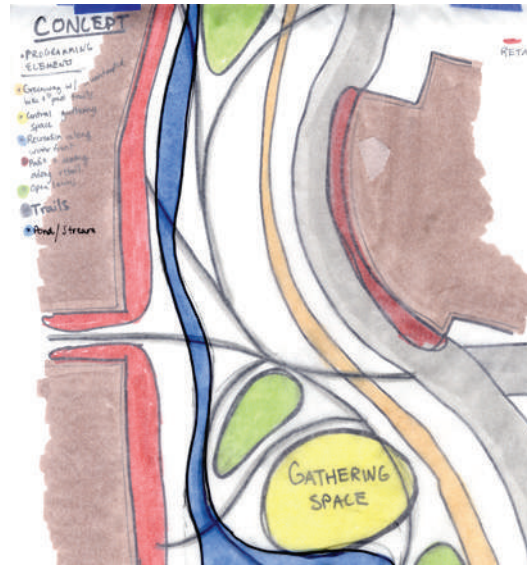
Sheyenne River



Red River



THE PARK DESIGN DESIGN DEVELOPMENT



GERARDII GREENWAY SECTION

THE PARK DESIGN PRAIRIE MEADOWS PARK



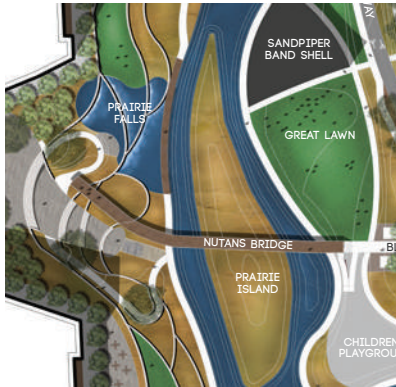
7' Walking Trail

6' Planted
Bed

6' south bound
bike lane

6' north bound
bike lane

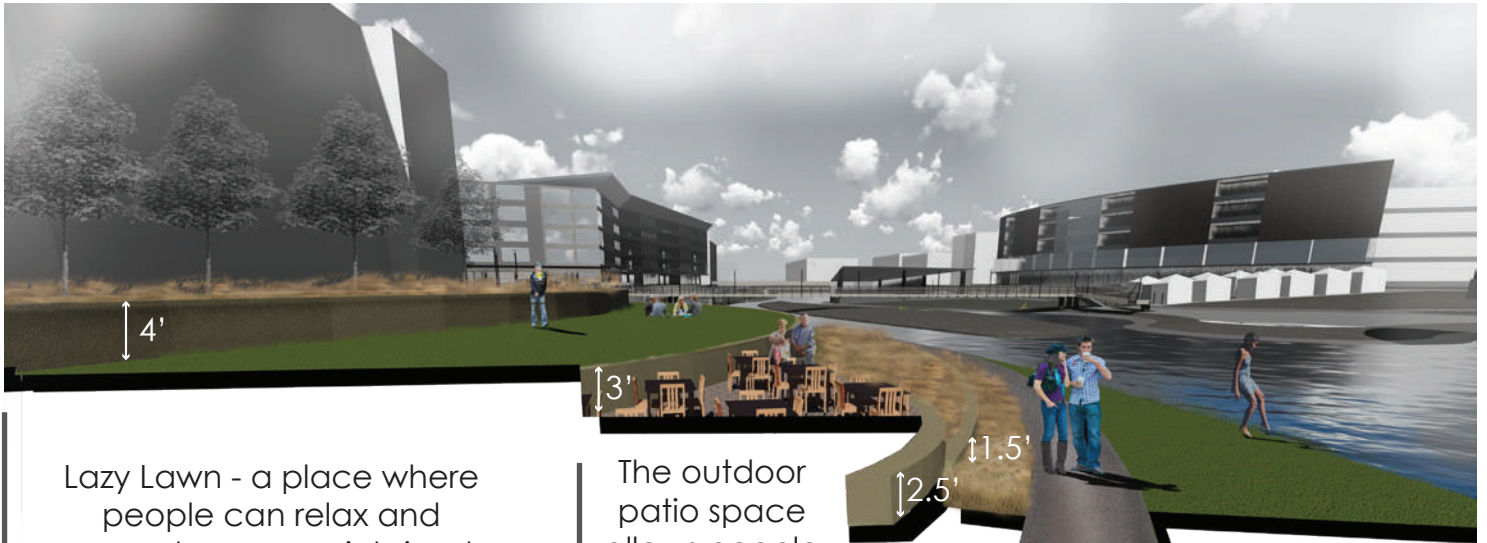
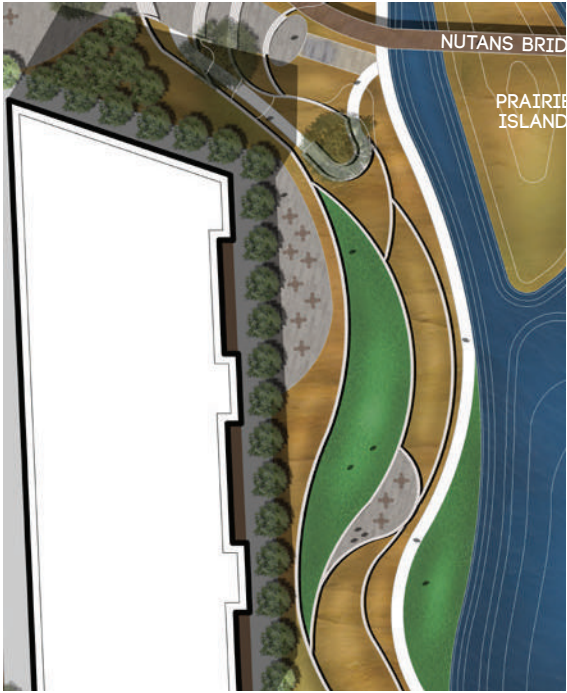
THE PARK DESIGN **FIRE FESTIVAL**



Fire festivals take place on Prairie Island and provide a unique event for the community along with providing ecological benefits for the plants and soil.



THE PARK DESIGN RIVER TERRACES



4'

Lazy Lawn - a place where people can relax and recreate on a maintained turf area

3'

The outdoor patio space allows people to dine closer to the waters edge

2.5'

Native prairie area

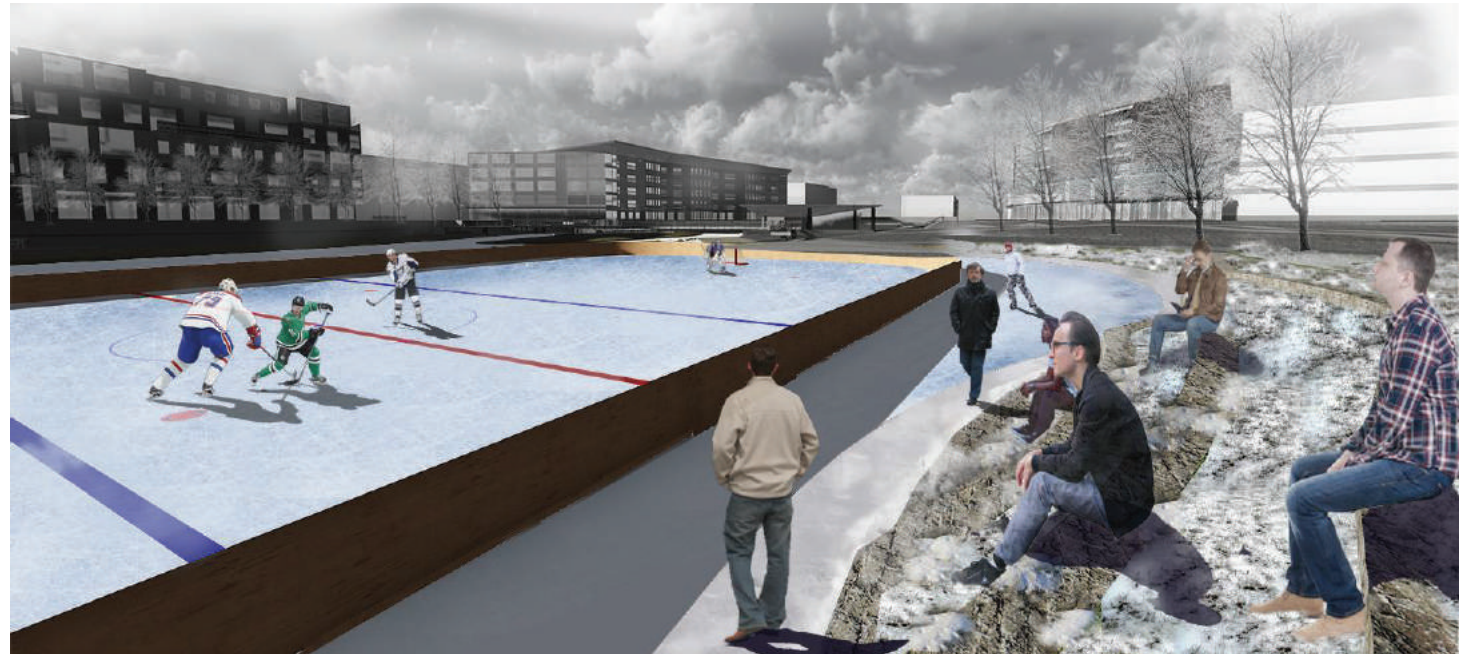
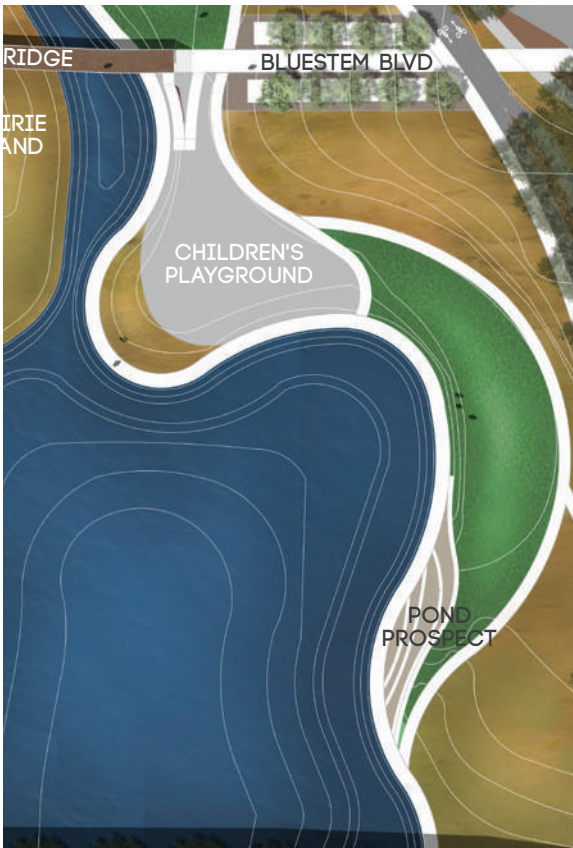
1.5'

6' walking trail

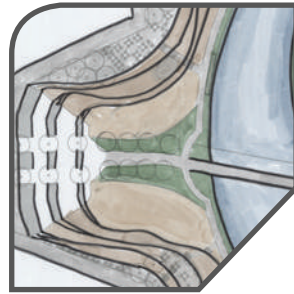
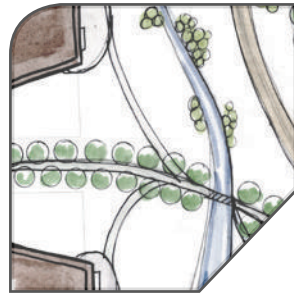
Picnic Paradise

THE PARK DESIGN
**WINTER
ACTIVITIES**

View of hockey game from the Pond Prospect



THE PARK DESIGN
**WEST
MEADOWS
PLAZA**



PLANTING CONCEPT

THE PARK DESIGN WEST MEADOWS PLAZA



T1 TERRACE 1



Big Bluestem
Rattlesnake Master
Sneezeweed
Cardinal Flower



T2 TERRACE 2



Western wheatgrass
Purple Coneflower
Swamp Milkweed
Culvers Root



T3 TERRACE 3



Sideoats Grama
New England Aster
Paprika Yarrow
Autumn Bride Coral
Bells



T4 TERRACE 4



Little Bluestem
Golden Alexander
Birds- Foot Violet
The Pearl Yarrow

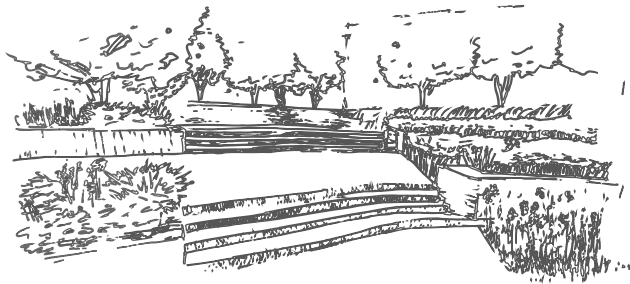


THE PARK DESIGN
**WEST
MEADOWS
PLAZA**

PRAIRIE FALLS



THE PARK DESIGN
**WEST
MEADOWS
PLAZA**



THE PARK DESIGN

WEST MEADOWS PLAZA



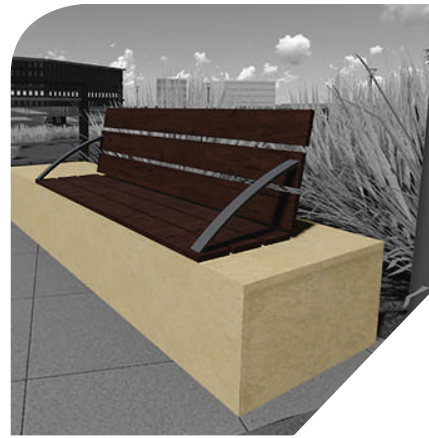
STAINED CONCRETE RETAINING WALLS

The walls have a simplistic character much like the simplistic quality of the Red River Valley landscape.



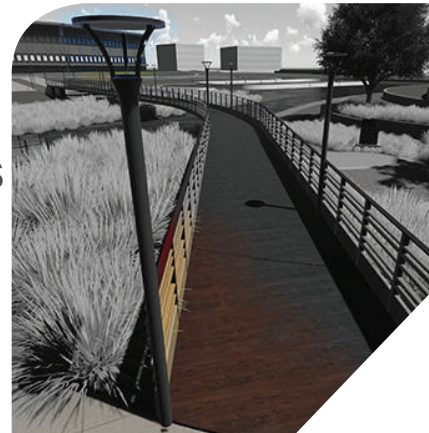
MODERN PAVING MATERIAL

The modern paving pattern will have a dark gray/slate color to create an interesting combination when placed next to the earth tones of the native grasses.



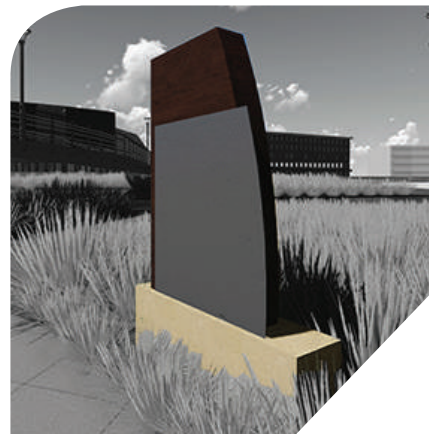
BENCH DESIGN

The bench design centered around the horizontal elegance of the prairie. A solid piece of stone is used for the base of the bench to represent a horizontal plane rising from the ground. A backrest bench made of wood is placed atop the stone to match the materials of the boardwalks and to allow a comfortable seating option for people to enjoy.



LIGHT DESIGN

The light design follows the modern aesthetic that is carried over from the Prairie Meadows District into the park. The light pole will be made out of steel and will contain LED lights. Light poles will only be used in high traffic areas such as plazas, as to not have too many vertical elements that take away from the horizontal prairie character of the park. Instead lighting will be incorporated into lower level lighting such as in bollards or along handrails.

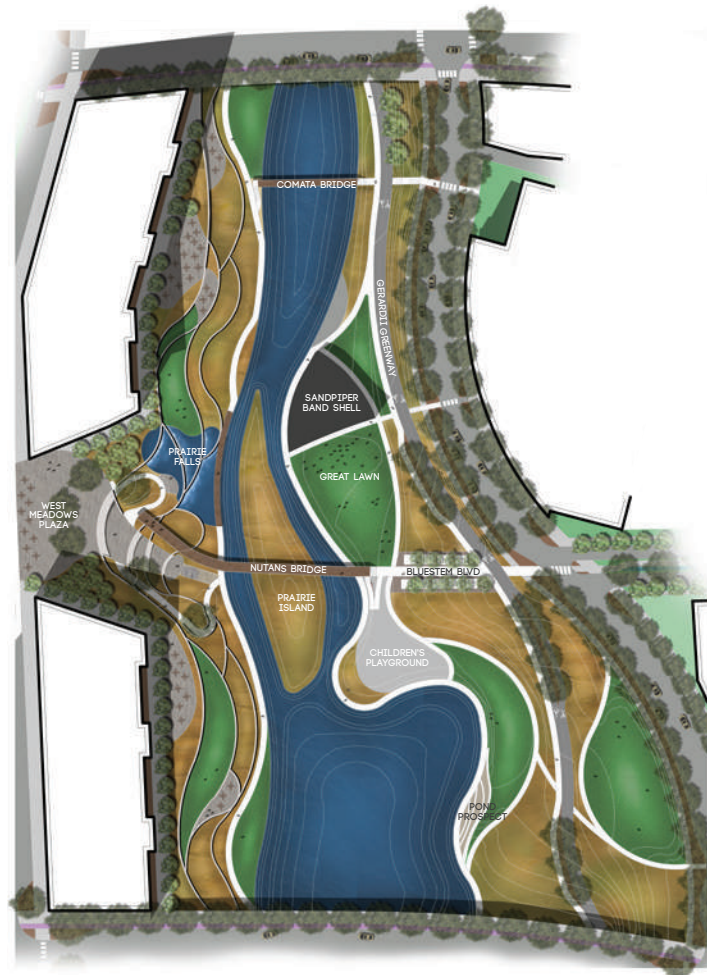


SIGNAGE DESIGN

Signage will use the same materials found in the lighting and benches; steel, stone, and wood. Maps and text will be etched into the steel panel on the front side of the signage piece.

IN CONCLUSION

By creating a neighborhood that has appropriately planned building, street, and open space systems, south Fargo can have an urban center that is able to better serve the community. By following the 5 C's of neighborhood planning (complete, compact, connected, complex, and convivial) Urban Plains can become a great regionally known neighborhood.





RETROFITTING SUBURBAN PLAINS

THANK YOU!

QUESTIONS?