

FORMING NEIGHBORHOOD

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CREATING COMMUNITY IDENTITY THROUGH CONNECTIVITY, PLACEMAKING, AND FUNCTIONALITY FOR THE URBAN PLAINS DEVELOPMENT IN SOUTHWEST FARGO.

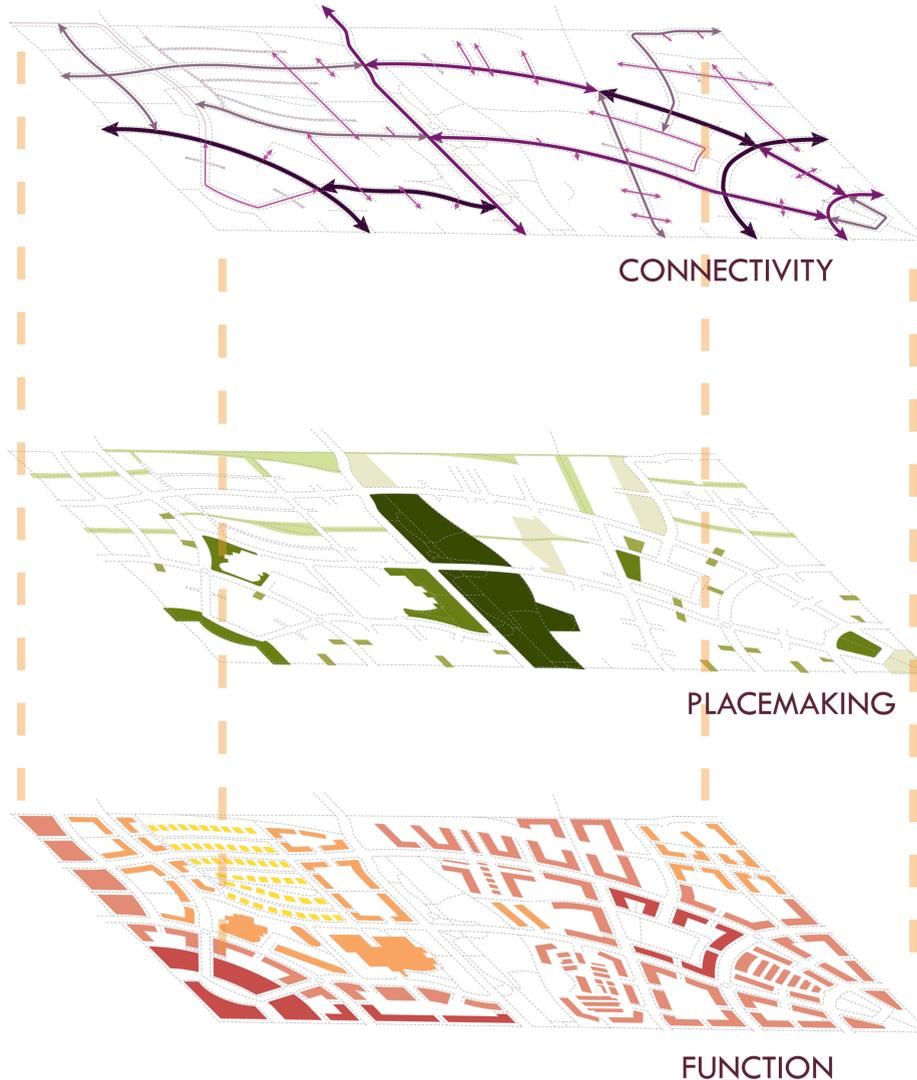
THESIS DEFINITION

FARGO'S DEVELOPMENT TRENDS

The city of Fargo, ND has been growing steadily in recent years. This has brought up issues of urban sprawl and lack of intentional design because developers are mainly just trying to keep up with the demand. It is becoming a popular desire within neighborhoods and cities to create walkable and dense developments. Many cities have begun increasing density and connecting different uses to follow along with this desire. This is a trend across the country to mimic "the great American neighborhood," which is known as a Town Center style of suburban development. This style doesn't attempt to create the public-nature and density of downtown throughout entire cities, nor does it solely form the privacy of suburbs, but rather a destination that brings residents and visitors to gather and have community.

TRANSECT SYSTEM

My design intent is to create a mixed-use community that is intentional, seeing the success in how streets, open spaces, and buildings can connect, create meaningful places, and function together. In Form-Based Codes, transect systems are a hierarchy of options of streetscapes, open spaces, and building forms to allow for every area or element to complement and be complemented by its surroundings. This system is to be a flow from one area to another, one step at a time, in order to protect in the transition between infrastructure and places.



DEVELOPMENT CODE

Traditional development codes use a system called Euclidean zoning. With Euclidean zoning, a town or community is divided into areas in which specific uses of land are permitted, and the regulations for the buildings and property are based on the uses within each zone. Another development code concept is called Form-Based Code. Form-Based Code is a tool that encourages density and wholistic design for developments, and is seen as a solution to the problems of urban and suburban sprawl. Through my research and design, I took into account the aspects of creating typologies for a development, which helped identify and create rules and guidelines that can be applied to a development. This thesis will evaluate how neighborhood planning can reduce the trends of urban sprawl and un-defined community. Through the use of a comparative analysis between mixed-use developments, guidelines will be identified showing a relative proportion between buildings of residential, commercial, civic, and mixed uses.



- AS** ALLEY STREET: 25' shared road for vehicles and bicycles | 25' ROW
- LS** LOCAL STREET: 25' shared road for vehicles and bicycles, 10' boulevards, 5' sidewalks | 55' ROW
- NS** NEIGHBORHOOD STREET: 25' shared road for vehicles and bicycles, 10' parallel parking areas on one side, 10' boulevards, 5' and 10' sidewalks | 70' ROW
- CS** COMMUNITY STREET: two 10' vehicle lanes, 10' parallel parking areas on both sides, 10' boulevards, 10' sidewalks | 80' ROW
- MS** MAIN STREET: 10' median, one 10' vehicle lane on both sides, one 5' bike lane on both sides, 10' boulevards, 10' sidewalks | 80' ROW
- NO** NATURAL OPEN SPACE: areas dedicated to vegetation and stormwater detention
- GW** GREENWAY: linear green space associated with trails that cut through city blocks used to connect people throughout the neighborhood
- PP** POCKET PARK: small, passive space fit inbetween buildings and streetscapes used by nearby pedestrians
- NP** NEIGHBORHOOD PARK: active areas for pedestrians that is an attraction and amenity for the entire neighborhood
- CP** COMMUNITY PARK: passive space that is accessible from most of the site within a quarter mile walking radius - the average range of a comfortable walking distance
- SF** SINGLE FAMILY HOUSING: residential houses occupied by a single family | 1-2 stories
- TC** TOWNHOMES/CIVIC: residential townhomes, civic, retail and office | 2-3 stories
- MP** MULTI-PLEX: ground floor retail and office or residential above | 3-4 stories
- MS** MAIN STREET BUILDING: retail, office, residential, and parking structures | 4-5 stories

THESIS RESEARCH:

My research consists of comparative analysis of five town centers in America, that from my observations, have been successful in the eyes of the public. One concept to urban design is known as "The Power of 10+." According to the Project for Public Spaces website, "The Power of 10+ shows how paying attention to the human experience when building a city's destinations and districts can have immediate and widespread impacts...for generating resilience and innovation." The question to ask for a subject area is, "what reasons does one have to be there?" To apply this principle, I have listed elements each town center has regarding its streets, open spaces, buildings and other elements.

Streets:	THE CANNERY DAVIS, CA	CITY CENTER CARMEL, IN	LIBERTY CENTER LIBERTY TOWNSHIP, OH	PINECREST ORANGE VILLAGE, OH	ROCKING HORSE FARM FARGO, ND	URBAN PLAINS FARGO, ND
Bike lane	✓					
Frequent crosswalks	✓	✓	✓			
Frequent sidewalks	✓	✓	✓	✓	✓	✓
Landscaped boulevards	✓	✓		✓		
Landscaped roundabouts	✓	✓		✓		✓
Slow traffic (no through streets)					✓	
Open Spaces:						
Community park/plaza		✓	✓	✓	✓	✓
Farming	✓				✓	
Gardens	✓	✓	✓			
Greenway	✓	✓				
Green roof			✓			
Marketplace	✓	✓		✓		
Off-site trail system connection	✓	✓		✓	✓	✓
Water amenity	✓	✓	✓		✓	✓
Buildings:						
Civic/event space		✓	✓	✓		✓
Commercial/retail	✓	✓	✓	✓	✓	✓
Community center	✓					
Daycare					✓	
Hotel		✓	✓	✓		
Movie theater			✓	✓		
Multi family (apartments)	✓	✓	✓	✓		✓
Offices	✓	✓		✓	✓	✓
Parking structures		✓	✓	✓		
Single family homes	✓				✓	
Townhomes	✓				✓	✓
Miscellaneous:						
Architectural design standards			✓	✓	✓	✓
Buildings front a centrally located street	✓		✓	✓		
Community events		✓	✓	✓		
Located along arterial roads	✓	✓	✓			
Master plan for entire development	✓			✓	✓	✓
Multi-generation focus		✓	✓	✓	✓	
Residential protection	✓			✓	✓	✓
Visioning document(s)		✓		✓	✓	
Walking distance from off-site amenities		✓		✓	✓	
TOTAL	22	20	17	20	17	13

Urban Plains falls short in comparison to the other town centers when it comes to "reasons to be there." But this can directly point to a design solution to bring this neighborhood into a thriving town center for Fargo, ND. Putting these elements together can develop a picture to how they can interact together, creating unique experiences - depending on how it is put together.

MOVING FORWARD

This research and site analysis can be utilized by developing a transect system of how the streetscape, open space, and building forms can work together within the Urban Plains neighborhood and its surrounding community.



FARGO, ND

URBAN PLAINS



Area of Interest

- Civic/public use
- Residential use
- Commercial/office
- Green space
- Undeveloped space

MASTER PLAN
SCALE 1:150

After reviewing the existing site conditions, I found that much of the existing infrastructure lacks an interaction between the buildings and the streetscapes. Although the Urban Plains neighborhood provides frequent pedestrian connections, there is little engagement between the pedestrian and buildings. Having buildings front the street creates an interest of some sort of physical interaction such as viewing the facade, or actually entering the building. This primarily drove the forms of the new buildings to front the street - allowing for parking needs in the rear - and proposing building additions to some of the existing buildings in order to enhance the interactions and potential connections between the street and building levels



EXISTING AREAS TO REMAIN
The Wellness Center, Sanford Power, and Scheels Arena are civic amenities that draw people in from within and outside the development. These amenities can be complemented with other infrastructure in order to attract and keep people within the neighborhood throughout the day.

URBAN CORES
As is, the Urban Plains Park is an on-site amenity that draws people into this neighborhood from across the community. In order to create a series of amenities within a quarter-mile walking distance from each other, Urban Core areas were implemented as social hubs for the neighborhood.



GW

SF

5' structure setback from property line

10' building setback from property line

5' fence setback from ROW

Townhomes front the streets on the West and South, having their porches and fences line the sidewalk

10' fence and structure setback for mailbox, utilities, and garbage at rear of lot

Single Family and Residential Perspective

SF

Utility boxes buffered by landscaping for visual appeal of surrounding residential

SINGLE FAMILY AND GREENWAY

These single family homes front the greenway, having their front porch set back from the greenway ROW (Right of Way). The Greenway has a 6' path through the center, and 12' of landscaped area on each side. This public amenity will be owned and maintained by Urban Plain's Home Owners Association.

Planted islands stretch into parking lot, indicating where pocket parks are located, connecting pedestrians from the rear to the front of the building

PP

TC

Intersection Gathering Space Perspective

Every intersection off of a Main Street typology requires a roundabout

Rear service entry to building

MP

LS

Main Street Section

Wellness Center

Existing Wellness Center playground

Trees aligned to draw views across the street from the Wellness Center



SCALE 1:40

SITE SELECTION

This area was chosen to be further developed because of the amount of typologies it covers within the transect system. This stretch of Urban Plains covers pieces of all of the typologies except for the Natural Open space and the Community Park. One can take the elements presented here, and fit them in throughout the rest of the neighborhood where applicable according to the master plan.

CS

AS

AS

NS

MS

MS

TC

A'

A

Seler Pkwy S

55 St S

28 Ave S

INTERSECTION GATHERING SPACE



CORNER CONDITIONS

The front facade orientated towards the roundabout at the center of the intersection to maximize the storefront's attention from the street.

Vegetation buffers storefront and sidewalk circulation

MS

Pergola adds architectural interest and indicates the entrance to pedestrians

Balcony open to those using the building (i.e. restaurant seating)

MAIN STREET SECTION (A-A')

SCALE 1/8" = 1'



Running track switches directions every other day, so trees in plaza below lign up and direct lines of site across the street

RUNNING TRACK

CYCLING ROOM

Bike lane merges onto sidewalk at intersection by following a designated ramp across the boulevard

Planted boulevards, medians, and grasses can be an added visual aesthetic in addition to decreasing the need for maintenance of the common turf grass boulevards

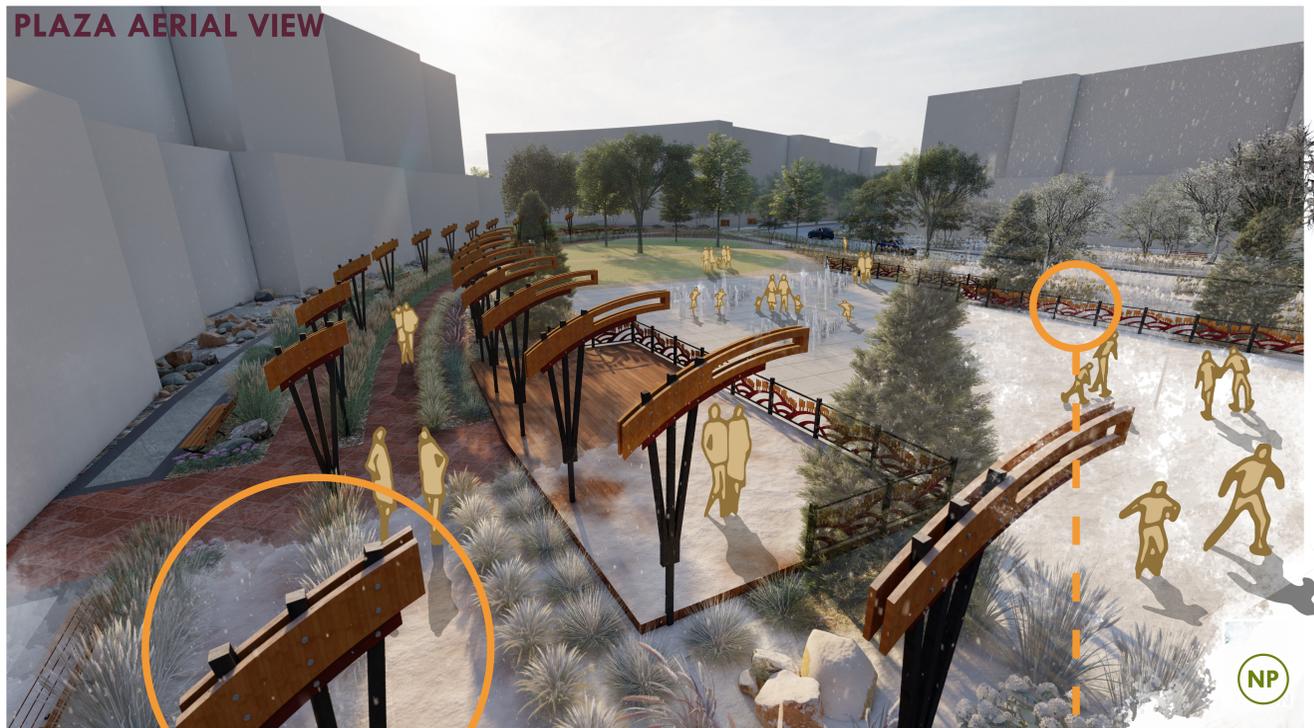
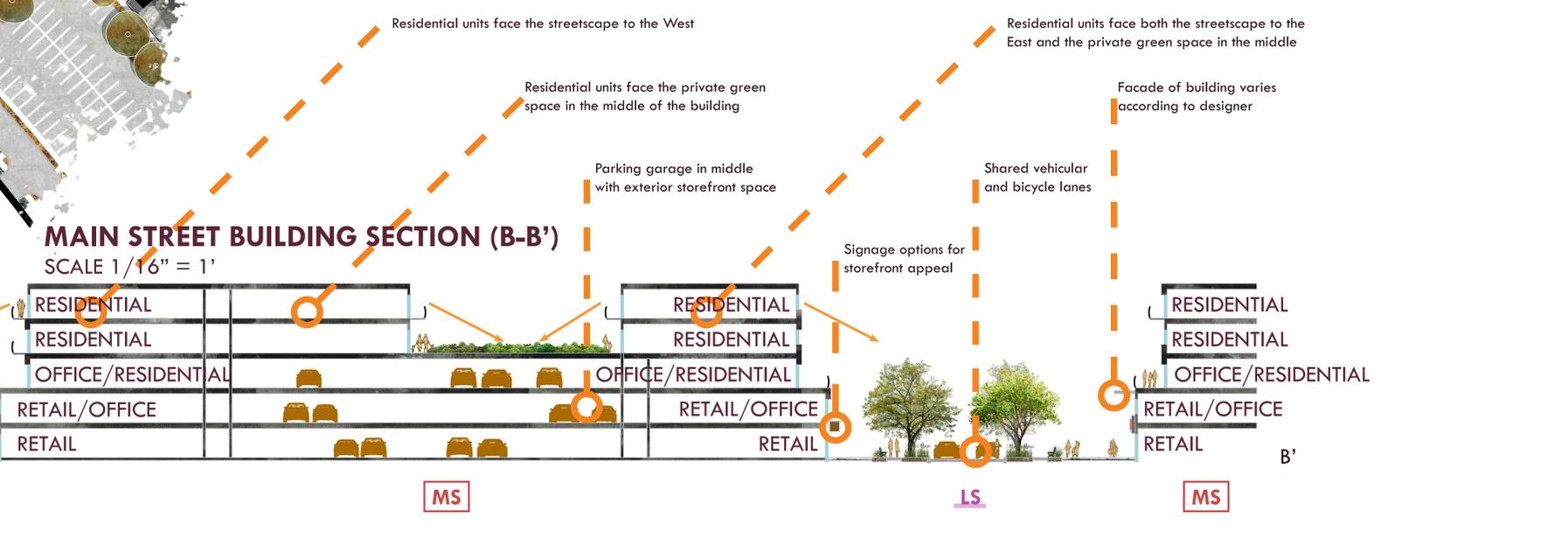
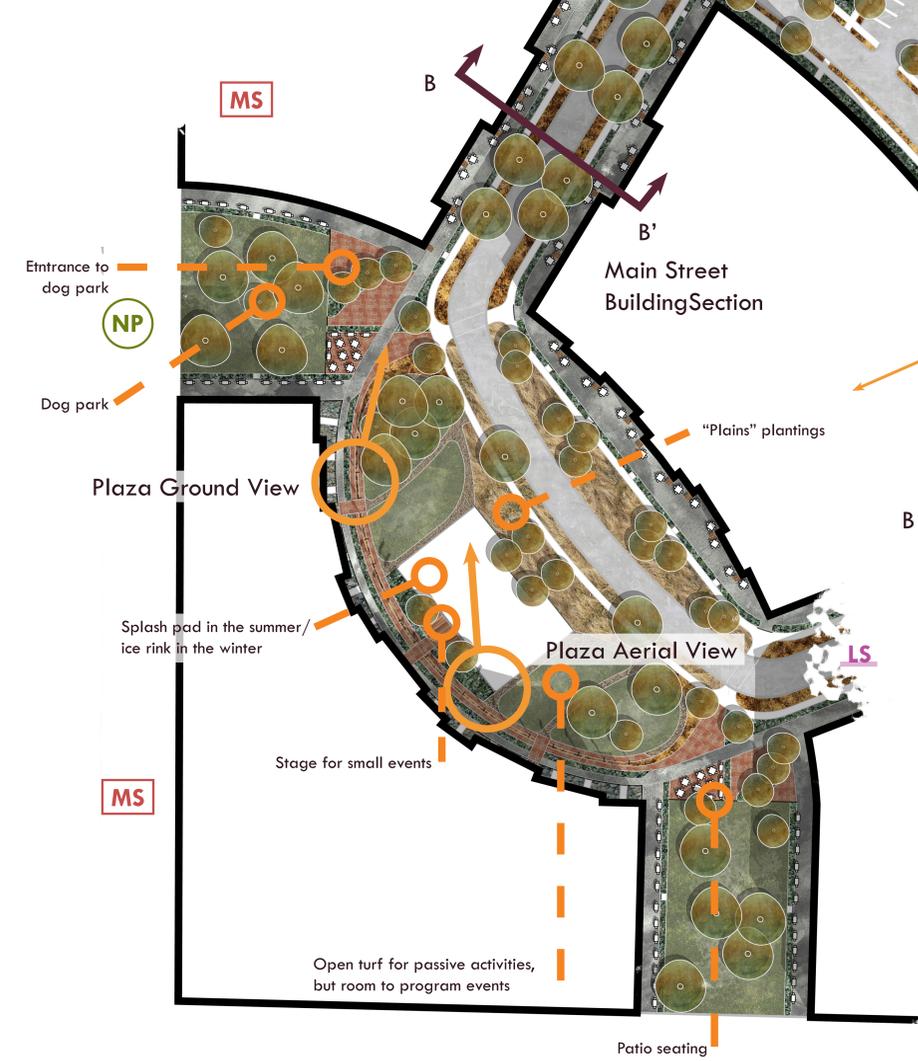
MP

MS

TC

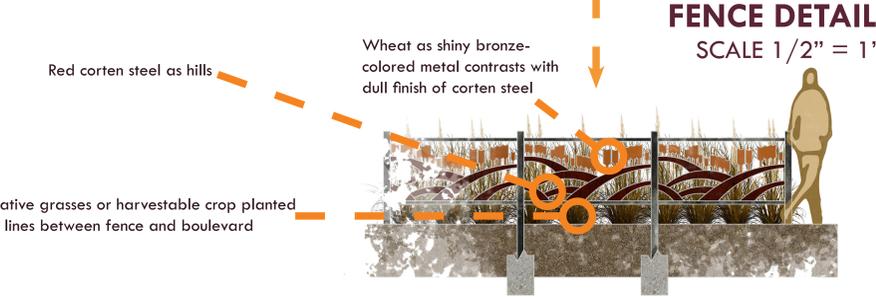
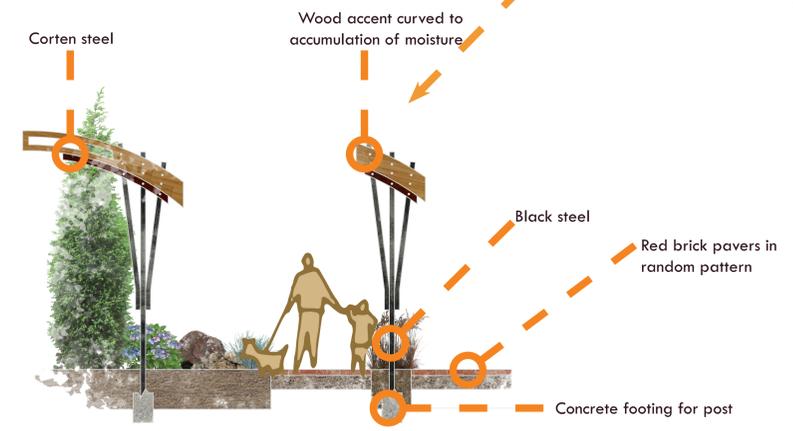
A

A'



PLANTINGS AND PATHS
 Paths and plantings run parallel to each other across storefront, but as the path continues it will split and give a different experience through the plaza. Plantings will expand and contract off of these paths to form a web of connections and spaces.

SUMMER-WINTER INTEREST AND ACTIVITY
 During the warm months of the year, the Central Urban Plaza provides a splash pad to cool off families on hot days. When winter comes around, it is transformed into an ice rink, yet there are still plenty of warm shops open. Year-round, people can gather here and encounter the community while having fun with an activity or just walking around.



CENTRAL URBAN PLAZA
 The Central Urban Plaza is the vertex of the urban core. Serving as a Neighborhood Park, it has active and passive uses to attract the whole neighborhood to spend time here. As the buildings frame a nook for people to gather, paths were designed to flow through the entirety of the plaza, allowing one to observe and explore the surrounding storefronts and open spaces.

URBAN "PLAINS" ASTHETIC
 Overall, North Dakota is known for its history of agriculture in the Great Plains. This development obviously desired to point to this history, seeing it as a meaningful identity to the people we are surrounded by, as well as the environment we live in. Urban Plains today has created several ordinances upon itself in order to maintain a high standard of "urban" development. This is following trends in architectural style as well as providing a mixture of amenities throughout the neighborhood to meet the variety of needs and desires of its residents. In order to further give stock in the title of Urban Plains, this plaza embodies aspects of the "plains" through its plant palette and planting areas. The boulevard throughout Urban Plains is designed to have their landscaping planted in rows, rather than existing turf.

ARCHITECTURAL COLUMN DETAIL
 SCALE 3/8" = 1'
 Style of arch is reminiscent of architecture with Urban Plains and its surrounding context. (i.e. Scheels arena, Sheyenne High School, Urban Plains street lights)

FENCE DETAIL
 SCALE 1/2" = 1'