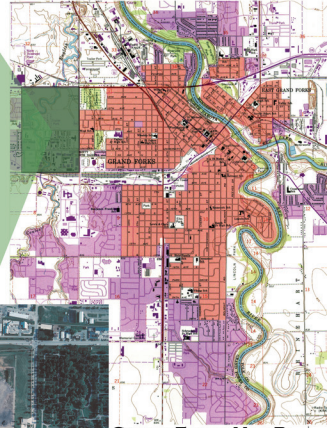


Site Orientation

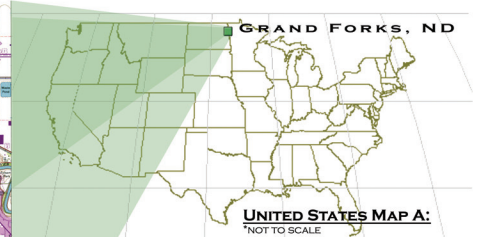
INTRODUCTION

THIS PROJECT IS A RESULT OF THE SUDDEN DEMAND FOR AMENITIES NEAR THE NEW RALPH ENGELSTAD ARENA. THE CURRENT EXPANSION OF THE DEVELOPMENT NORTH OF THE RALPH ENGELSTAD HAS BEEN SO RAPID THAT A MASTER PLAN WAS NEVER FULLY DESIGNED. THIS LAND WILL BE DEVELOPED FULLY IN THE COMING YEARS AND WITHOUT A COMPREHENSIVE PLAN TRAFFIC PROBLEMS AND OVERALL SITE ORGANIZATION WILL BECOME A MAJOR PROBLEM.

UND CAMPUS MAP C:
SCALE 1" = 1000' UND
UNIVERSITY OF NORTH DAKOTA

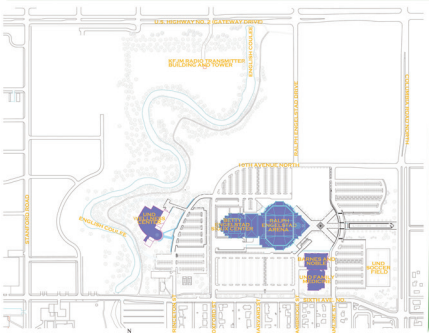


GRAND FORKS MAP B:
SCALE 1" = 5000'



UNITED STATES MAP A:
NOT TO SCALE

THE CITY OF GRAND FORKS HAS LONG BEEN A CITY SPLIT INTO TWO. EAST GRAND FORKS LIES ON THE MINNESOTA SIDE OF THE MINNESOTA AND NORTH DAKOTA BORDER WHILE THE ACTUAL CITY OF GRAND FORKS BEING IN NORTH DAKOTA. THESE TWO CITIES RECENTLY CHANGED THEIR NAME TO THE GRAND CITIES TO GIVE THE CITIES A FEELING OF NEW LIFE. AFTER THE FLOOD OF 1997 THE CITIES NEEDED A NEW IDENTITY TO ATTRACT NEW CITIZENS. THE NORTHERN HALF OF THESE CITIES HAS DESPERATELY NEEDED SOME FORM OF DEVELOPMENT SINCE THE FLOOD AND MY SITE IS LOCATED IN A PRIME AREA TO HELP WITH THIS DILEMMA. THE SITE IS A QUARTER SECTION OF LAND ON THE NORTHERN PART OF THE UNIVERSITY OF NORTH DAKOTA (UND) CAMPUS. THIS SITE IS BORDERED BY TWO LANE STREETS. THE FIRST ONE IS HIGHWAY 2 WHICH RUNS EAST AND WEST AND CREATES THE NORTH BOUNDARY OF THE SITE. ALONG THE EAST SIDE OF THE SITE NORTH COLUMBIA ROAD CREATES THE BOUNDARY AND IS THE MAIN THOROUGHFARE ALONG ALL OF THE EAST SIDE OF THE UND CAMPUS. 6TH AVENUE CREATES THE SOUTHERN BOUNDARY OF THE SITE. THIS ROAD ISN'T AS BUSY AS THE FIRST TWO, BUT STILL GETS USED FREQUENTLY TO ACCESS THE SITE'S PARKING AREAS. THE FINAL BOUNDARY TO THE WEST HAS NO DEFINITE LINE. THE SITE STOPS AT THE QUARTER SECTION. THE SITE'S WESTERN BOUNDARY RUNS THROUGH THE ENGLISH COOLIE AND COMES OUT JUST WEST OF THE NEW WELLNESS CENTER.



SITE MAP D:
SCALE 1" = 700'



AERIAL PHOTO A:
SCALE 1" = 800'

Site Inventory

PHYSICAL INVENTORY

GEOLOGIC HISTORY



THIS SITE LIKE MANY IN THE REGION WAS A LAKE BOTTOM ROUGHLY 11,000 YEARS AGO. A GLACIAL LAKE NAMED LAKE AGASSIZ COVERED MUCH OF THE REGION FOR ROUGHLY 2,000 YEARS. WHEN THE LAKE RECEDED IT LEFT BEHIND A VERY FLAT PLAIN OF LAND THAT RUNS OVER ALMOST ALL OF THE NORTH DAKOTA/MINNESOTA BORDER FROM SOUTH DAKOTA TO CANADA. THE LAKE AGASSIZ GLACIER ALSO CUT OXBOWS, DELTAS, AND GROOVES. THE ENGLISH COOLIE THAT RUNS THE LENGTH OF MY SITE IS ONE OF THESE GROOVES.

LAKE AGASSIZ

TOPOGRAPHY

THIS SITE IS VERY FLAT LIKE THE REST OF THE REGION BECAUSE IT LIES ON THE LAKE AGASSIZ LAKE BOTTOM. THE SITE DOES HAVE SOME SLIGHT ELEVATION CHANGES NEAR THE ENGLISH COOLIE. THESE SLOPES HAVE BEEN ACCENTED SINCE THE NEW LEVEE WAS INSTALLED ON BOTH SIDES OF THE COOLIE. UNFORTUNATELY, SINCE THIS WORK WAS DONE JUST THIS YEAR THERE IS LITTLE VISUAL INFORMATION FOR THIS SITE. ONE FACT THAT IS KNOWN IS THAT THE TOP OF THE LEVEE HAS TO START AT THE ELEVATION LINE 833. THIS MEANS THAT ALONG THE LEVEE THE ELEVATION WAS RAISED ALMOST 6 FEET IN SOME AREAS.



TOPO MAP A:
SCALE 1" = 1500'



SOIL TYPES

THE GENERAL SOIL OF GRAND FORKS IS DOMINANTLY LEVEL, MODERATELY FINE TEXTURED, SALINE SOIL. THE SOIL ON THE SITE SPECIFICALLY IS A BEARDEN SILTY CLAY LOAM SOIL. THE SOIL WHEN COMPACTED

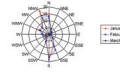
BECOMES A MOSTLY CLAY MIXTURE. SINCE THE SOIL IS A MOSTLY CLAY MIXTURE IT HAS A MODERATE SHRINK/SWELL TENDENCY. A MODERATE SHRINK/SWELL TENDENCY MEANS THAT WHEN IT RAINS THE SOIL PARTICLES EXPAND SLIGHTLY AND CAN CRACK CONCRETE BASEMENTS, SIDEWALKS, AND OTHER IMPERMEABLE STRUCTURES ON THE GROUND PLAIN.

HYDROLOGY

THE SITE HAS BEEN REDESIGNED SO THAT ALMOST ALL ON SITE RUNOFF AND DRAINAGE RUNS INTO EITHER THE GRAND FORKS SEWER SYSTEM OR THE ENGLISH COOLIE. THE SITE HAS MANY IMPERMEABLE SURFACES (I. E. PARKING LOTS AND RECREATIONAL COURTS) AND MOST OF THE RUNOFF FROM THESE SURFACES IS HANDLED IN UNDERGROUND SEWER SYSTEMS. HYDROLOGY IS VERY IMPORTANT TO THE STUDENTS AND FACULTY SINCE THE FLOOD OF 1997. THIS NEW LEVEE SYSTEM OF THE ENGLISH COOLIE WAS CONSTRUCTED TO HELP ALLEVIATE THESE PROBLEMS AND HAS BEEN THE MAIN FOCUS OF HYDROLOGY EFFORTS ON CAMPUS.

CLIMATE

THE SITE HAS THE COLD NORTHERN CLIMATE TYPICAL TO THE GRAND FORKS AREA. THIS TYPE OF CLIMATE HAS A MODERATE AMOUNT OF MOISTURE. THE CLIMATE ALSO HAS A VERY WIDE RANGE OF TEMPERATURES. WITH THE SITE BEING ON THE GREAT PLAINS IT ALSO HAS THE TENDENCY TO BE VERY WINDY.



WIND ROSE

BIOLOGICAL INVENTORY

VEGETATION

THE SITE HAS BEEN CLEARED OF ALMOST ALL LARGE SCALE TREES AND SHRUBS IN PREPARATION FOR THE DEVELOPMENT. THE ENGLISH COOLIE DOES STILL HAVE SOME RIPARIAN VEGETATION INCLUDING SOME POPULUS DELTOIDES, QUERCUS MACROCARPA, AND CORNUS ALBA. SOME STREET TREES AND SHRUBS WERE PLANTED ALONG NORTH COLUMBIA ROAD AS A BUFFER FOR THE SITE FROM THIS BUSY STREET.

VEGETATION WAS ALSO ADDED ALONG THE PROMENADE TO THE EAST TO PROTECT PEDESTRIANS FROM THE ELEMENTS AND TO PROVIDE SHADE. THE CAMPUS TO THE SOUTH IS HEAVILY VEGETATED WITH LARGE DECIDUOUS TREES.

CULTURAL INVENTORY

SITE USERS

THE USERS OF THIS SITE CONSIST OF THREE BASIC GROUPS: THE STUDENTS OF UND, VISITORS TO THE RALPH ENGELSTAD ARENA, AND OTHER AREA BUSINESSES, AND PERMANENT RESIDENTS (INCLUDING ALUMNI). THESE USERS WILL HAVE TO INTERACT ON ALMOST A DAILY BASIS.

SITE HISTORY

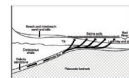
THE SITE HAS ACTUALLY VERY LITTLE PERSONAL HISTORY. IT WAS DUBBED THE BRONSON PROPERTY BY THE UNIVERSITY AND HAS SAT MOSTLY UNUSED UNTIL 1997. SINCE 1997, THE BRONSON PROPERTY HAS BECOME A RELATIVE BOOM TOWN. THE RALPH ENGELSTAD ARENA CAUSED THIS LAND TO BECOME A DEVELOPABLE AREA NORTH OF THE UND CAMPUS.

SITE TRANSPORTATION

MOST OF THE SITE TRANSPORTATION IS CURRENTLY BY AUTOMOBILE. THE SITE IS JUST OVER A HALF A MILE FROM MOST OF THE MAIN CAMPUS BUILDINGS CAUSING MOST STUDENTS AND SITE USERS TO DRIVE TO THE SITE. THE PEOPLE WHO VISIT THE SITE ALSO USE THE AUTOMOBILE AS A MAIN FORM OF TRANSPORTATION.

SITE STRUCTURES

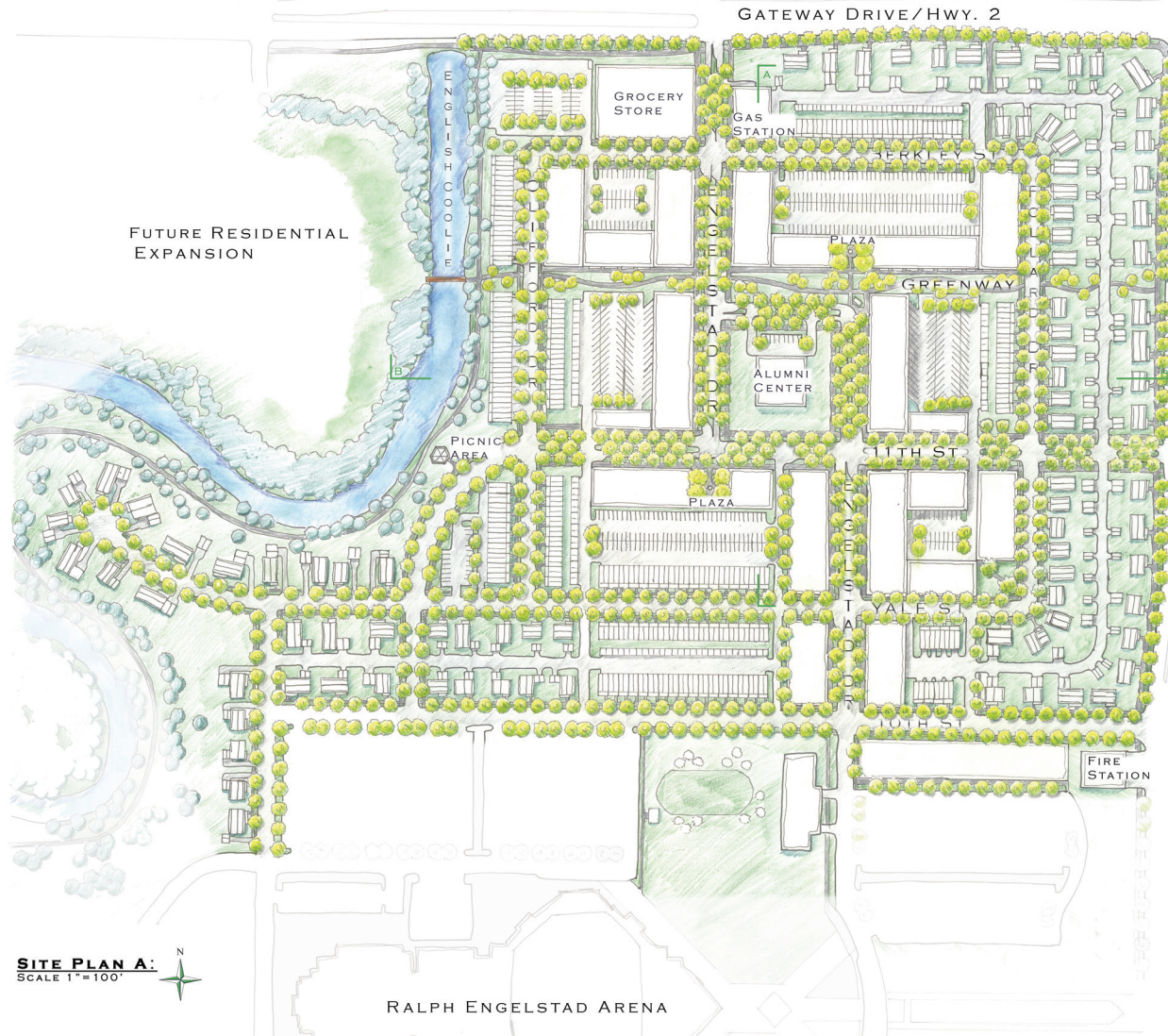
THE SITE CURRENTLY CONTAINS FIVE PERMANENT STRUCTURES. THE MAIN STRUCTURE BEING THE RALPH ENGELSTAD ARENA (REA). THE REA COVERS ROUGHLY 400,000 SQUARE FEET OF SPACE. THE SECOND BUILDING ON THE SITE IS THE NEW UNIVERSITY BOOKSTORE. THIS BUILDING COVERS ROUGHLY 32,000 SQUARE FEET. THE THIRD BUILDING ON THE SITE IS THE UND FAMILY PRACTICE CENTER. THE FOURTH BUILDING IS A FIRE STATION ON THE EAST SIDE OF THE SITE COVERING ABOUT 7,000 SQUARE FEET. THE FIFTH BUILDING CURRENTLY STANDING ON THE BRONSON PROPERTY IS THE PHI DELTA THETA FRATERNITY HOUSE.



SOIL STRUCTURE A:
SCALE 1" = 1500'

Site Map

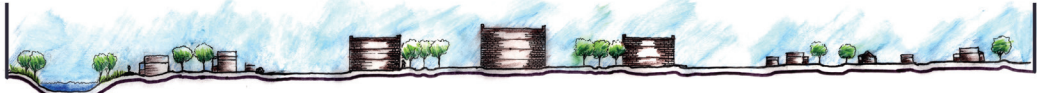
NORTH COLUMBIA VILLAGE SITE PLAN



SITE PLAN A:
SCALE 1"=100'



SECTION A:
SCALE 1"=50'

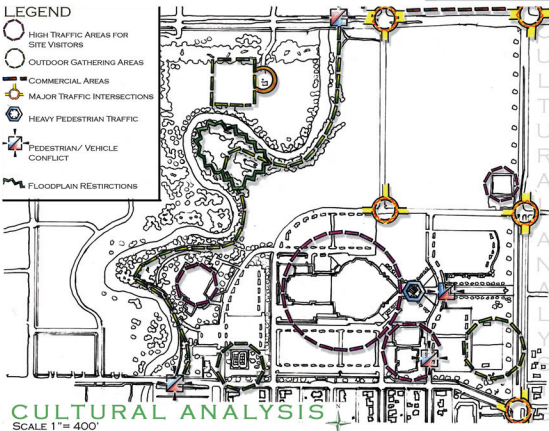


SECTION B:
SCALE 1"=100'

Site Analysis

OPPORTUNITIES

- LEGEND**
- HIGH TRAFFIC AREAS FOR SITE VISITORS
 - OUTDOOR GATHERING AREAS
 - COMMERCIAL AREAS
 - MAJOR TRAFFIC INTERSECTIONS
 - HEAVY PEDESTRIAN TRAFFIC
 - PEDESTRIAN/VEHICLE CONFLICT
 - FLOODPLAIN RESTRICTIONS



CULTURAL ANALYSIS SCALE 1" = 400'

- THE ENGLISH COOLIE ADDS A GREAT PHYSICAL FEATURE THAT WILL ATTRACT MANY PEOPLE TO THE SITE.
- THE LEVEE CREATES A NICE SEPARATION FROM THE URBAN AREA TO THE NATURAL AREA.
- THE SITE'S TOPOGRAPHY ALLOWS FOR EASY DEVELOPMENT BECAUSE OF THE FLAT LANDSCAPE.
- THE SITE'S LOCATION IS A HIGH VOLUME AREA ALLOWING FOR MANY VISITORS TO USE THE SITE'S AMENITIES.
- THE RALPH ENGELSTAD ARENA IS A WORLD CLASS BUILDING AND PROVIDES A SOLID FOCAL POINT FOR THE SITE.
- THE NEW WELLNESS CENTER WILL ATTRACT USERS THAT ARE ACTIVE AND WANT TO INTERACT WITH THE SITE.
- THE ENGLISH COOLIE PROVIDES A SCENIC GETAWAY FOR THE EVERYDAY URBAN USER.
- THE SITE ALLOWS FOR DIRECT CONNECTION TO THE EXISTING UNIVERSITY SITE.
- THE SITE'S PROXIMITY TO AN INTERSTATE EXIT ALLOWS EASY ACCESS FOR VISITORS.
- THE CLIENT(UND) IS OPEN TO NEW TYPES OF DEVELOPMENT.
- THE CAMPUS ATMOSPHERE ALLOWS FOR A PEDESTRIAN SCALE DEVELOPMENT.
- THE SITE IS ALREADY EQUIPPED WITH UTILITIES AND INFRASTRUCTURE.



NORTH-WEST SITE BOUNDARY



SURROUNDING RESIDENTIAL



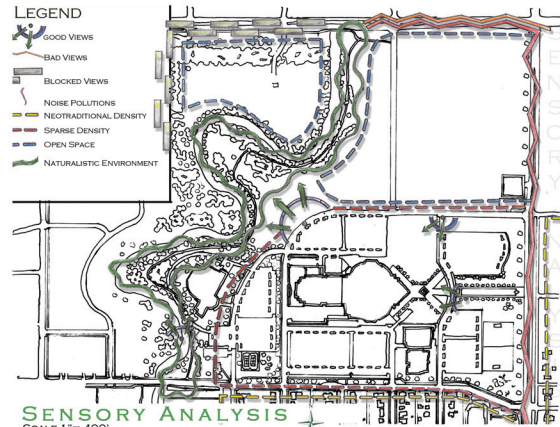
EXISTING BIKE PATH



RALPH ENGELSTAD ARENA

LEGEND

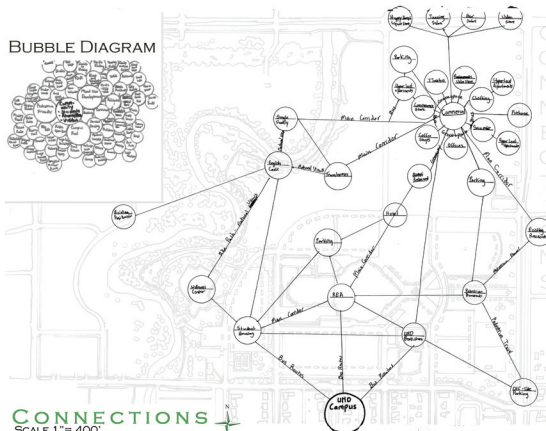
- GOOD VIEWS
- BAD VIEWS
- BLOCKED VIEWS
- NOISE POLLUTIONS
- NONTRADITIONAL DENSITY
- SPARSE DENSITY
- OPEN SPACE
- NATURALISTIC ENVIRONMENT



SENSORY ANALYSIS SCALE 1" = 400'

Design Development

BUBBLE DIAGRAM

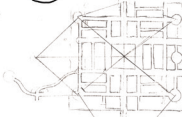


CONNECTIONS SCALE 1" = 400'

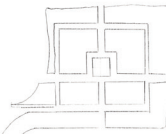


THIS FIRST PATTERN WAS BASED SOLELY ON A GEOMETRIC GRID PATTERN

CONCEPTUAL GRID SKETCHES NOT TO SCALE

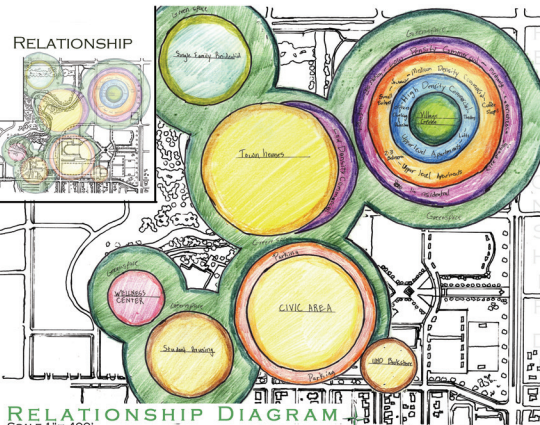


THIS DESIGN FOCUSED ON MAKING ON SITE CONNECTIONS INSIDE A GRID PATTERN.

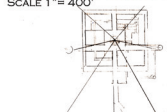


WITH THIS CONCEPT I TRIED TO FOCUS ON CONSOLIDATING THE GRID PATTERN INTO LARGER BLOCKS.

RELATIONSHIP



RELATIONSHIP DIAGRAM SCALE 1" = 400'



THIS CONCEPT FOCUSES ON MAKING CONNECTIONS OFF OF THE SITE.



THIS WAS BASICALLY THE FINAL CONCEPT. THE MAJOR BISECTING NORTH-SOUTH ROAD CHANGED SLIGHTLY AS I TRIED TO EASE TRAFFIC CONGESTION.

DESIGN PHASES

MY DESIGN PROCESS ALWAYS BEGINS WITH A SERIES OF BUBBLE DIAGRAMS THAT RANGE FROM BROAD IDEAS TO COMPLEX RELATIONSHIP DIAGRAMS. THE NEXT STEP THAT WAS TAKEN WAS TO CONSTRUCT A GEOMETRIC PATTERN USING THE GRID PATTERN OF MOST NEW URBANIST DESIGNS. AN EMPHASIS WAS PLACED ON CONNECTING MAJOR POINTS OF INTEREST THROUGHOUT THE SITE. THESE CONNECTIONS ARE SHOWN BELOW. THE SKETCHES BELOW WERE MADE OVER AN UNDEVELOPED BASE MAP WITH THE EXISTING STRUCTURES AND STREETS. A COMBINATION OF SEVERAL OF THESE SKETCHES WAS USED IN THE FINAL BASE MAP DESIGN.

UNIVERSITY VILLAGE DEVELOPMENT

UNIVERSITY OF NORTH DAKOTA
GRAND FORKS, NORTH DAKOTA

NORTH DAKOTA STATE UNIVERSITY
LANDSCAPE ARCHITECTURE DEPARTMENT

DAVID JERKE
CAPSTONE PROJECT 2005



Concept



DESIGN STATEMENT

THIS DESIGN IS INTENDED TO OPEN A WINDOW OF OPPORTUNITY FOR CAMPUSES OF HIGHER EDUCATION TO EXPAND INTO THE COMMUNITIES THEY INHABIT. UNIVERSITIES AND COLLEGES HAVE LONG BEEN VIEWED AS SEPARATE "CAMPUSES" FROM THEIR SURROUNDING COMMERCIAL AND PUBLIC NEIGHBORS. THIS DESIGN BEGINS TO BRING LOCAL BUSINESSES AND THE UNIVERSITY TOGETHER ON THE SAME LAND, AND SOMETIMES EVEN IN THE SAME BUILDING. A DEVELOPMENT OF THIS TYPE WILL ALLOW ITS INHABITANTS TO MOVE UP THE SOCIAL LADDER WITHOUT EVER HAVING TO ABANDON THE AREA THEY LOVE. THE DEVELOPMENT WILL ALSO ALLOW INTERACTION BETWEEN MANY DIFFERENT LEVELS OF SOCIETY, CREATING A COMMUNITY THAT IS DIVERSE IN ITS ABILITIES AND OBJECTIVES.

THE SECOND AREA THAT THIS DEVELOPMENT DEALS WITH IS THE LOOSENING OF DEPENDENCE ON THE AUTOMOBILE. THIS SITE IS MASS TRANSIT AND PEDESTRIAN ORIENTATED. TYING TO BRING BACK THE TYPE OF VILLAGE FEEL THAT WAS SO COMMON BEFORE THE RISE OF SUBURBAN LIFE. WITH A DESIGN THAT MAKES A DIRECT ATTEMPT TO BRING ITS INHABITANTS BACK TO THE BOARDWALKS AND PATHWAYS THAT USED TO CRISSCROSS EVERY SMALL TOWN IN AMERICA, THIS DESIGN WILL LEAD TO MORE SOCIAL AND INTERACTIVE COMMUNITY.

The Life of John Doe

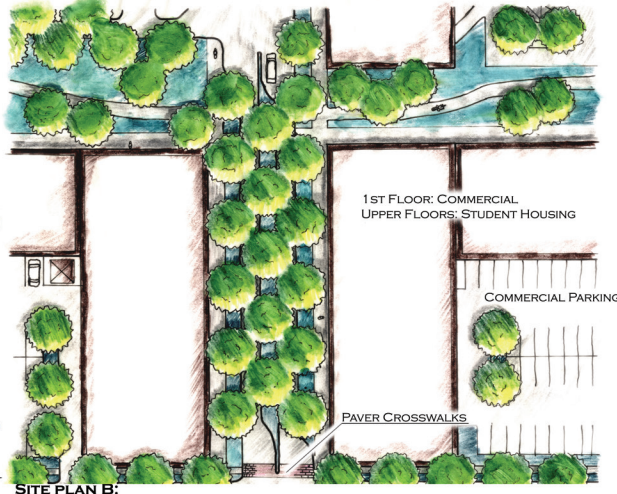
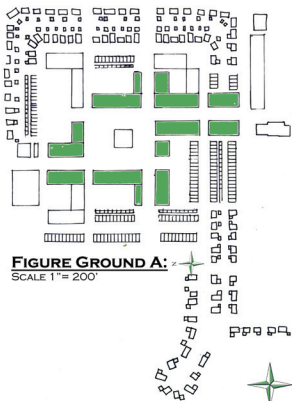


THE FOLLOWING GRAPHICS ARE A TIMELINE OF A TYPICAL RESIDENT OF THE UNIVERSITY VILLAGE DEVELOPMENT. JOHN DOE LIVES HIS LIFE LIKE ANY OTHER GRAND FORKS RESIDENT HE JUST HAS THE OPPORTUNITY TO SEE EVERYTHING THAT A WELL DEVELOPED, PEDESTRIAN ORIENTATED COMMUNITY, HAS TO OFFER. THE LIFE OF JOHN DOE IS NOT THAT DIFFERENT FROM MANY NORTH DAKOTA AND MINNESOTA GRADUATES. JOHN CHOOSE TO GO TO THE UNIVERSITY OF NORTH DAKOTA BECAUSE OF THERE EXCELLENT AIRPORT MANAGEMENT DEPARTMENT. UPON ARRIVING AT UND JOHN WAS GIVEN A DORMITORY IN THE NEW UNIVERSITY VILLAGE STUDENT HOUSING. JOHN HAD ENJOYED THE UNIVERSITY VILLAGE IN HIS CAMPUS VISIT BECAUSE OF THE MANY OUTDOOR ACTIVITIES AVAILABLE ON THE SITE. JOHN ALSO LIKED THE IDEA OF HAVING CHOICES OF WHERE TO EAT AND BUY SUPPLIES WITH HIS NEW UNIVERSITY DOLLARS CARD. LIVING ABOVE THE COMMERCIAL BUILDINGS OF THE UNIVERSITY VILLAGE ALSO ALLOWED JOHN TO WORK AT THE SANDWICH SHOP LOCATED DIRECTLY UNDERNEATH HIS DORMITORY.

MIXED-USE DEVELOPMENT A: *NOT TO SCALE



COLLEGE FRESHMEN



THE DOWNTOWN STUDENT AREA IS THE CENTER FOR ACTIVITY ON THE SITE. BUS STOPS ARE LOCATED OUTSIDE EACH STUDENT HOUSING UNIT TO TRANSPORT STUDENTS TO THE SOUTH SIDE OF CAMPUS FOR THEIR CLASSES. AT CAPACITY THE SITE WILL BE ABLE TO HOUSE 350 STUDENTS. THIS DOES NOT INCLUDE ESTIMATES FOR COLLEGE OPERATED FAMILY HOUSING. PARKING FOR THESE DORMITORIES WILL BE LOCATED SOUTH OF THE SITE IN A LOT CURRENTLY USED FOR SPORTING EVENTS. STUDENTS WILL BE ENCOURAGED TO RELY ON MASS TRANSIT FOR THEIR TRANSPORTATION TO THE SOUTH CAMPUS.

THE DOWNTOWN AREA WILL HAVE A 20 FOOT BUILDING SETBACK FROM THE STREET AND BUILDINGS WILL BE PLACED DIRECTLY ON THE SETBACK LINE. POSSIBLE USES FOR THE COMMERCIAL AREAS INCLUDE: OFFICE SPACE, COFFEE SHOPS, EATING ESTABLISHMENTS, THEATRE, ART GALLERIES, AND TAVERNS.



DETAIL A: PAVER CROSSWALK SCALE 1" = 3'



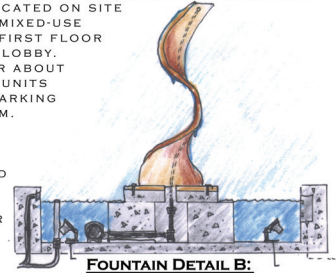
FIVE YEARS AFTER COMING TO UND JOHN GRADUATED WITH A DEGREE IN BUSINESS ADMINISTRATION. HE WENT STRAIGHT TO WORK FOR A COMPANY CALLED DAKOTA PRODUCTS THAT HAD A SMALL SATELLITE OFFICE IN THE UNIVERSITY VILLAGE. JOHN'S APARTMENT OVERLOOKS THE GREENWAY WHERE HE TAKES HIS RUNS EVERY MORNING. HE WALKS TO WORK USUALLY STOPPING BY THE OPEN PLAZA. IN THE SUMMERTIME, TO HAVE A CUP OF COFFEE. JOHN NOW HAS A PARKING SPACE DIRECTLY BEHIND HIS BUILDING WHERE HE PARKS HIS CAR, THOUGH HE RARELY DRIVES BECAUSE HE IS JUST SECONDS FROM THE LOCAL BUS STOP. RECENTLY, JOHN HAS BEEN LOOKING INTO A TOWNHOME ON THE EDGE OF THE UNIVERSITY VILLAGE. JOHN ENJOYS GOING TO THE LOCAL TAVERNS AND THE HOCKEY GAMES JUST DOWN THE ROAD IN THE WINTER TIME. HIS CURRENT LIFESTYLE IS VERY SOCIAL AND HE VISITS MANY EVENTS STILL ON CAMPUS.

APARTMENT COMPLEX B:

NOT TO SCALE



THE APARTMENT COMPLEXES LOCATED ON SITE ARE NOT DISSIMILAR FROM THE MIXED-USE STRUCTURES EXCEPT THAT THE FIRST FLOOR IS USED AS A SOCIAL AREA AND LOBBY. THE SITE HAS ENOUGH AREA FOR ABOUT 100 APARTMENT UNITS. THESE UNITS WOULD ALL BE PROVIDED ONE PARKING SPACE FOR EVERY TWO BEDROOM. THIS IS LOWER THAN MOST DEVELOPMENTS IN THIS AREA, BUT WILL HELP TO PROMOTE A MORE MASS TRANSIT ORIENTED DEVELOPMENT. ALL OF THE APARTMENTS ARE LOCATED EITHER NEAR A POCKET PARK OR GREENWAY TO PROMOTE COMMUNITY OUTDOOR ACTIVITY.



FOUNTAIN DETAIL B:

SCALE 1" = 2'

GRADUATE

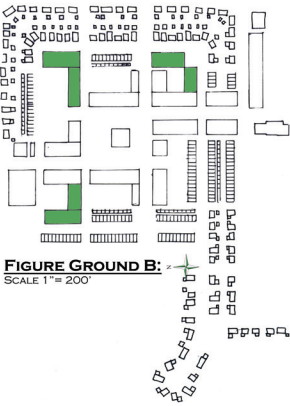


FIGURE GROUND B:

SCALE 1" = 200'



SITE PLAN C:

SCALE 1" = 20'



WHEN JOHN TURNED 25 HE MOVED AWAY FROM GRAND FORKS TO HELP HIS COMPANY IN THE TWIN CITIES. JOHN WOULD RETURN TO THE SITE TO GO TO FIGHTING SIOUX HOCKEY GAMES AND WAS ON SEVERAL ALUMNI COMMITTEES. JOHN ENJOYED COMING BACK TO THE SITE AND VISITING FORMER CO-WORKERS AND PROFESSORS. HE ALSO ENJOYED THE PROXIMITY OF THE HOTEL TO ALL THE UNIVERSITIES AMENITIES. JOHN COULD DRIVE UP FOR THE WEEKEND AND LEAVE HIS CAR IN THE HOTEL PARKING LOT FOR THE DURATION OF HIS STAY.



HOTEL ENTRANCE C:

NOT TO SCALE

THIS SITE CONTAINS MANY AMENITIES FOR VISITORS INCLUDING THE ALUMNI CENTER AND RALPH ENGELSTAD ARENA. THE SITES HOTEL IS A THREE STORY STRUCTURE WITH ROUGHLY 50 ROOMS. THE HOTEL HAS SITE LINES TO THE TOWN CENTER AND RALPH ENGELSTAD ARENA. THERE IS ALSO AN OUTDOOR ACTIVITY AREA DIRECTLY BEHIND THE HOTEL.



LIGHT POLE DETAIL C:

SCALE 1" = 3'

YOUNG EXECUTIVE

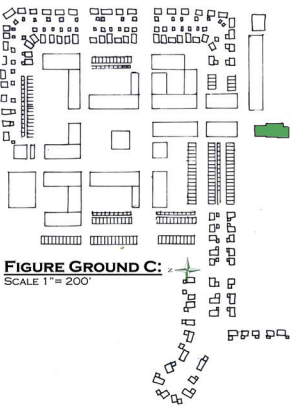
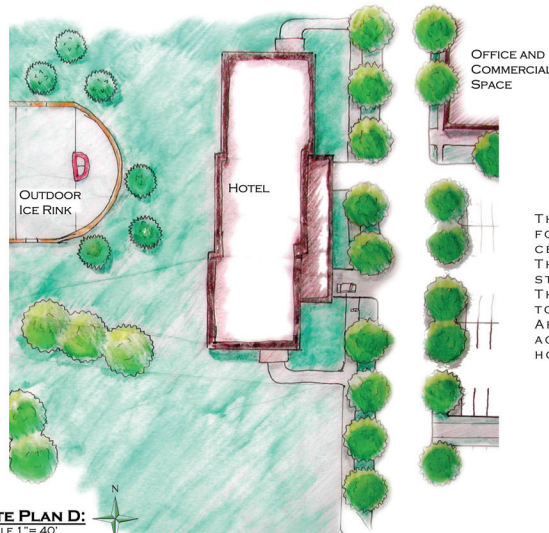


FIGURE GROUND C:

SCALE 1" = 200'



SITE PLAN D:

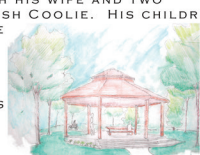
SCALE 1" = 40'

WHEN JOHN TURNED 28 HE MOVED BACK TO GRAND FORKS WITH HIS WIFE AND TWO CHILDREN. JOHN PURCHASED A LARGE HOME ALONG THE ENGLISH COOLIE. HIS CHILDREN USE THE BIKE PATH BEHIND THE HOUSE ALMOST EVERYDAY. THE FAMILY ALSO ENJOYS PICNICS IN THE GAZEBO AT THE PARK JOHN WORKED DOWNTOWN AND FOUND THAT HE COULD WALK TO THE BUS STATION IN THE MORNING. JANE (JOHN'S WIFE) WORKED AS A PROFESSOR ON CAMPUS. WITH JANE BEING A UNIVERSITY EMPLOYEE THEIR FAMILY COULD USE THE WELLNESS CENTER LOCATED SOUTH OF THEIR HOME ALONG THE BIKE PATH.



FAMILY MAN

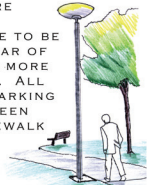
GAZEBO PICNIC AREA D:
NOT TO SCALE



LARGE SINGLE FAMILY HOME E:
NOT TO SCALE

THIS SITE CONTAINS THREE DIFFERENT LOT SIZES FOR SINGLE FAMILY DWELLING UNITS. THERE ARE 35 SMALL LOTS (4,000-5,000 SQ. FT.), 35 MEDIUM LOTS (5,000-7,000 SQ. FT.), AND 18 LARGE LOTS (7,000-10,000 SQ. FT.). THE MAXIMUM SETBACK FOR EACH HOME IS 20 FEET AND EACH HOME IS REQUIRED TO HAVE A FRONT PORCH. THIS PUSHES ACTIVITY BACK ONTO THE FRONT SIDE OF THE HOMES CREATING MORE INTERACTION BETWEEN NEIGHBORS. GARAGES ARE TO BE SET BEHIND OR ON THE REAR OF THESE UNITS TO CREATE A MORE WELCOMING CURB APPEAL. ALL HOMES HAVE ON-STREET PARKING CREATING A BUFFER BETWEEN PEDESTRIANS ON THE SIDEWALK AND MOVING TRAFFIC.

BIKE PATH DETAIL D:
SCALE 1" = 5'



SITE PLAN E:
SCALE 1" = 20'

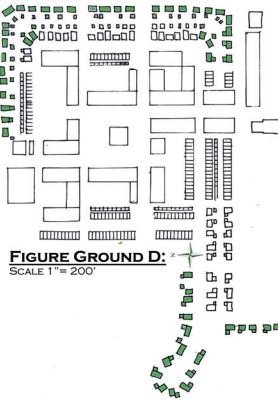
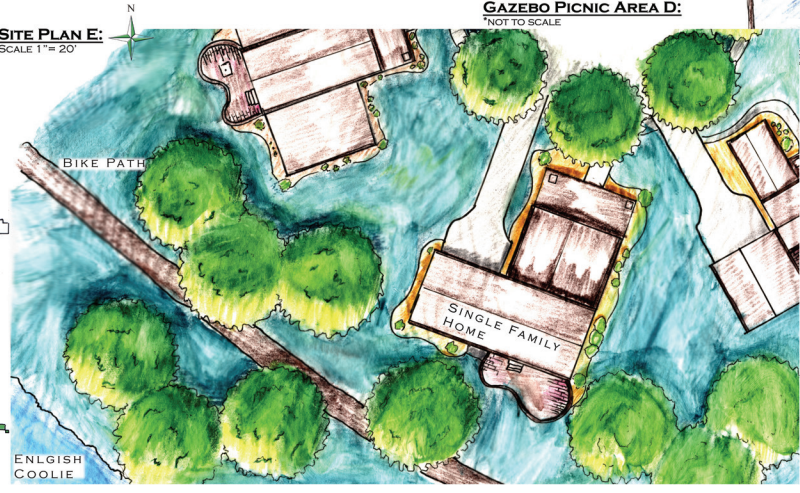


FIGURE GROUND D:
SCALE 1" = 200'

AFTER JOHN'S CHILDREN MOVED OUT OF THE HOUSE HE DECIDED TO RENT A TOWNHOME. RENTING A TOWNHOME ALLOWED JOHN TO VACATION WITHOUT WORRYING ABOUT MAINTENANCE OF HIS PROPERTY AND BUILDING. JOHN AND JANE ARE BIG SUPPORTERS OF THE SIOUX HOCKEY TEAM AND ATTEND ALL OF THE HOCKEY BOOSTER MEETINGS AT THE ALUMNI CENTER. JOHN ALSO ENJOYS WALKING THE GREENWAY AND REMEMBERING HIS COLLEGE DAYS. YESTERDAY, JOHN BOUGHT A LOT FOR HIMSELF ACROSS THE STREET FROM THE UNIVERSITY VILLAGE. HE ALSO BOUGHT A LOT FOR HIS WIFE RIGHT BESIDE HIM UNDER A BIG OAK TREE, IN MEMORIAL PARK CEMETERY. MOST OF HIS LIFE JOHN LIVED ON ONE SMALL QUARTER SECTION OF LAND, THAT OFFERED HIM A WORLD OF OPPORTUNITIES.

ALUMNI CENTER F:
NOT TO SCALE



TOWNHOME G:
NOT TO SCALE

THIS SITE CONTAINS MANY RENTAL PROPERTIES FOR USERS WHO PREFER A LOWER MAINTENANCE LEVEL OR SHORTER TERM LIVING ARRANGEMENT. THERE ARE 75 TOWNHOMES WITH TUCK UNDER GARAGE UNITS AND 40 UNITS WITH DETACHED GARAGES. THE TOWNHOMES HAVE A SETBACK OF 10 FEET AND HAVE A FRONT PATIO. THIS ALLOWS THE TOWNHOMES TO HAVE A SIMILAR FUNCTION TO THE RESIDENTIAL HOMES. THE ALUMNI CENTER SHOWN ABOVE IS THE TOWN CENTER OF THIS DEVELOPMENT. THE BUILDING HAS MORE ELEVATION THAN ANY OTHER BUILDING ON THE SITE AND IS LOCATED DIRECTLY IN THE MIDDLE OF THIS DESIGN TO CREATE A STRONG FOCAL POINT.

PATH SIGN DETAIL E:
SCALE 1" = 3'



SITE PLAN F:
SCALE 1" = 40'

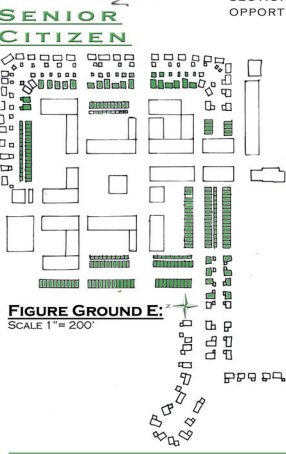
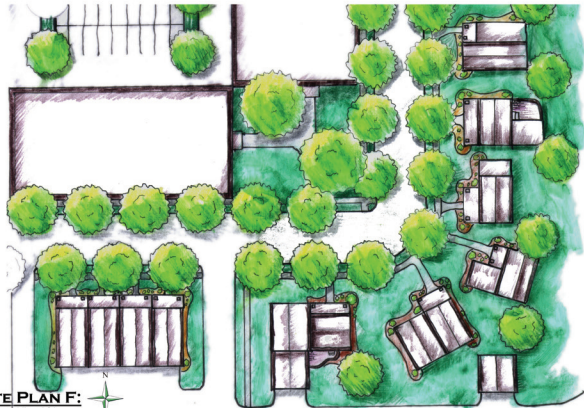


FIGURE GROUND E:
SCALE 1" = 200'

UNIVERSITY VILLAGE DEVELOPMENT
UNIVERSITY OF NORTH DAKOTA
GRAND FORKS, NORTH DAKOTA

