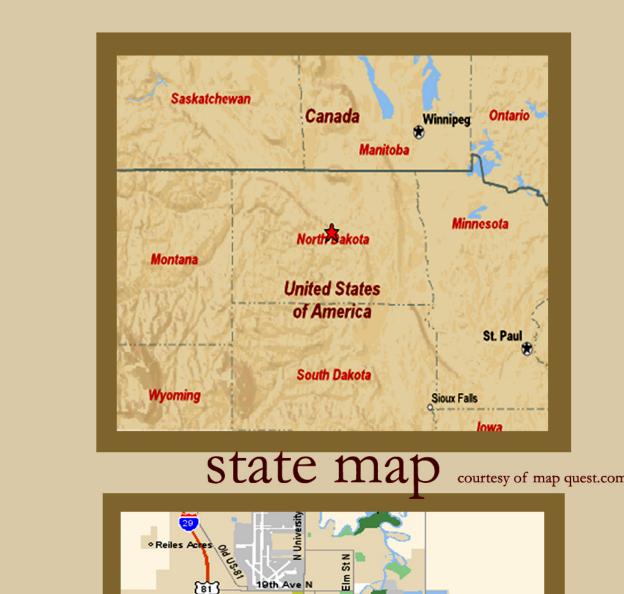
An Active Acut Community

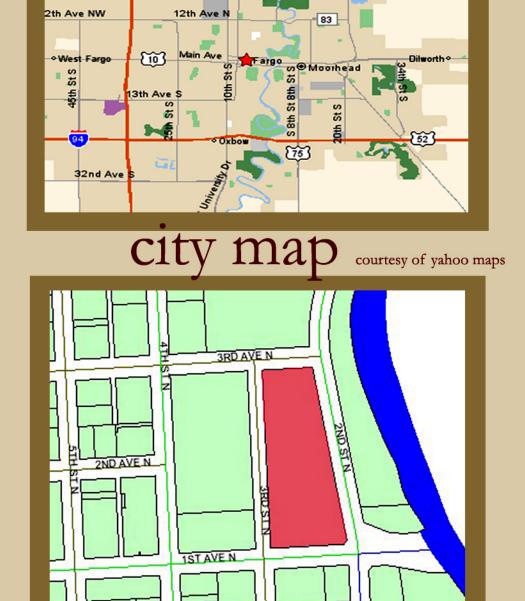
Fargo is the largest city in North Dakota. It is located on the east side of the state 75 miles south of Grand Forks and across the Red River from Moorhead, Minnesota. Fargo itself is located on the bottom of what was a massive, ice-dammed lake: Glacial Lake Agassiz.

This site is currently a parking lot servicing City Hall and the Civic Center. I chose this site due to the efforts that are currently being taken to bring back the diverse spirit that can be captured in the heart of downtown. Its positioning will allow senior residents to experience the richness in the entertainment atmosphere, and enhance the connection to the river amenities. Also with the creation of the city's Renaissance Zone designation, there has been a new interest in condominium development due to tax

2nd Ave N

structure





site map courtesy of city of fargo.com

surrounding photos

The life expectancy of a baby born in 1900 was less than 50 years, and a child born today will probably live more than 75 years. In this decade architects, builders, and developers will need to build homes and communities that allow active adults to maintain a connection with friends and family, while promoting a healthy active intellect.

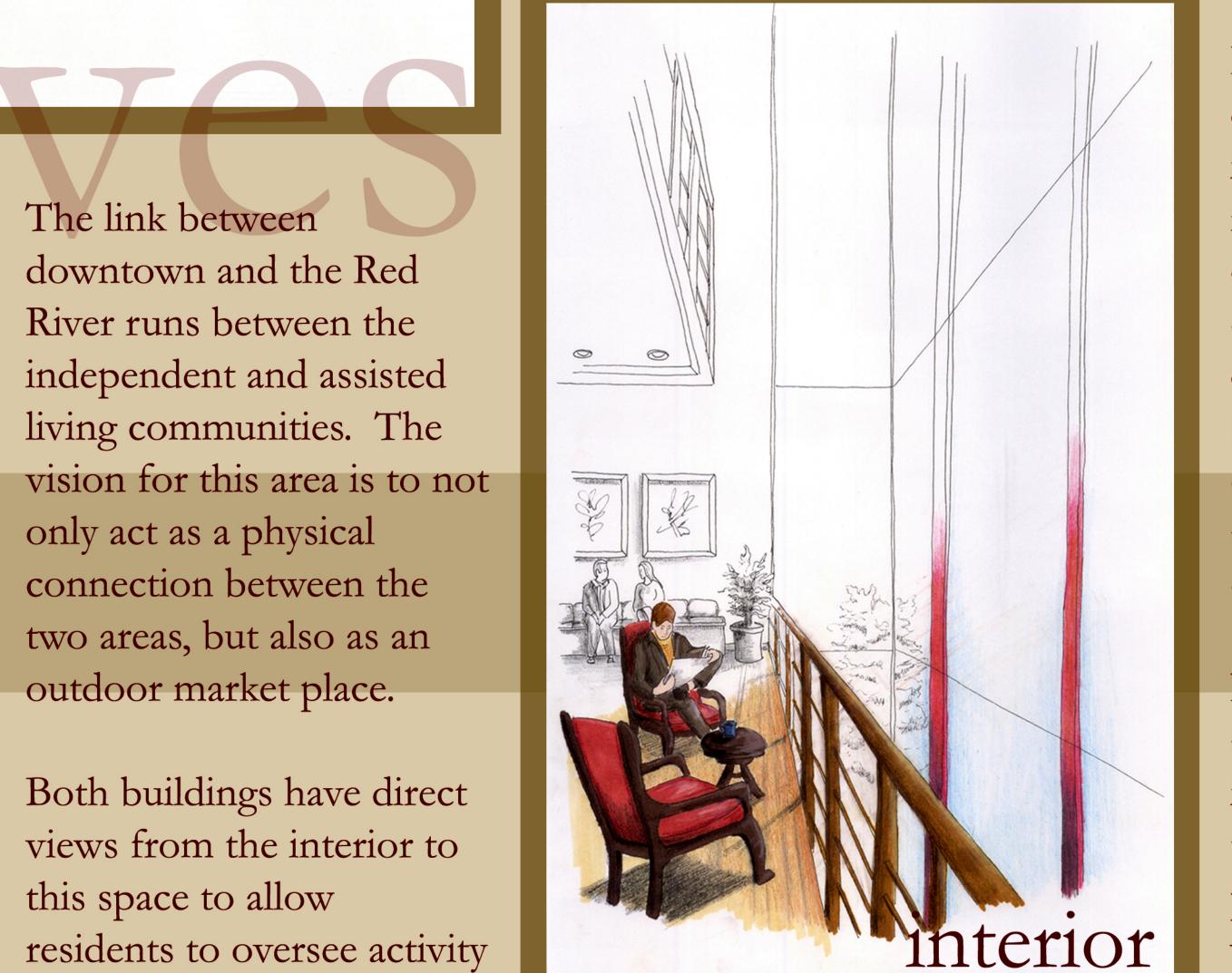
With such a large segment of our population that will be both affluent and of retirement age, some are predicting a surge in the demand for retirement housing that will last until the last Baby Boomers turn 65 in the year 2029.

Studies have been done by the City of Fargo on the anticipated housing needs of residents age 55 to 64 in the Metro area. As the overall population grows among all ages there is a substantial increase in this age range which demands accommodating housing options.



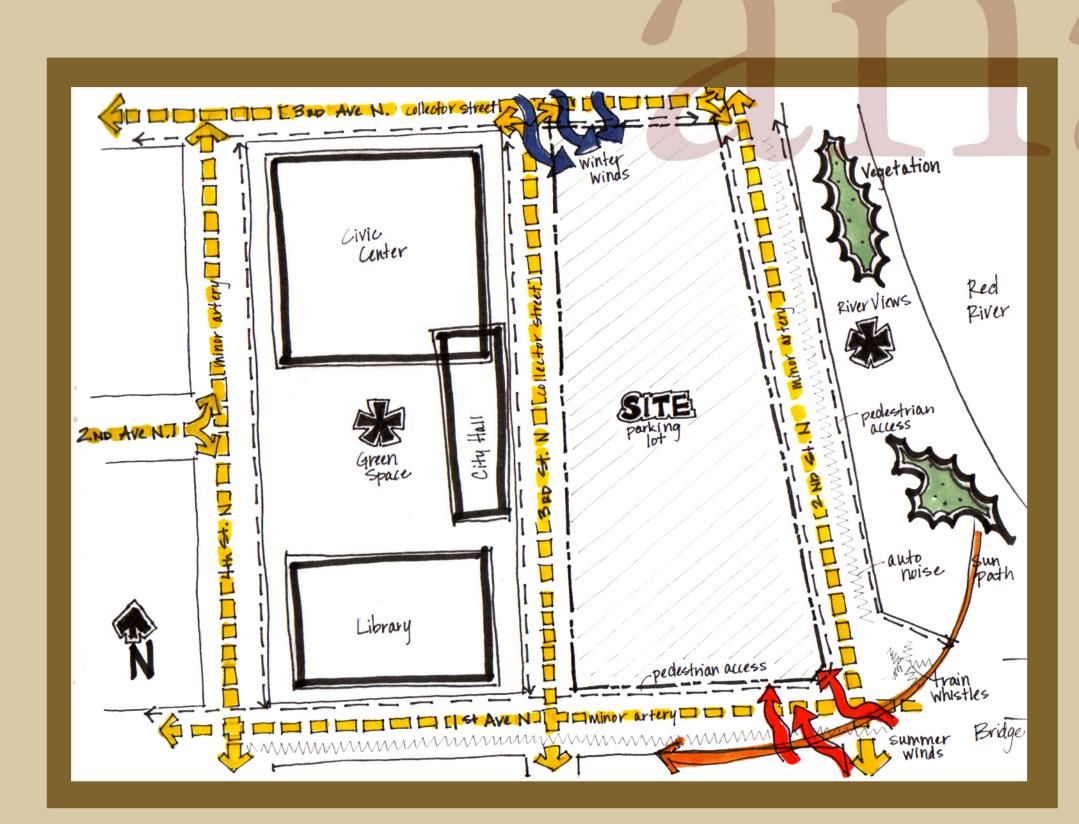
family and friends. The goal of this independent living community is to appeal to a wider profile of individuals and their varying preferences to fully optimize their independence for residents will give them a sense of empowerment and yield the maximum in life satisfaction.

"People buy what they want to be, not what they are."



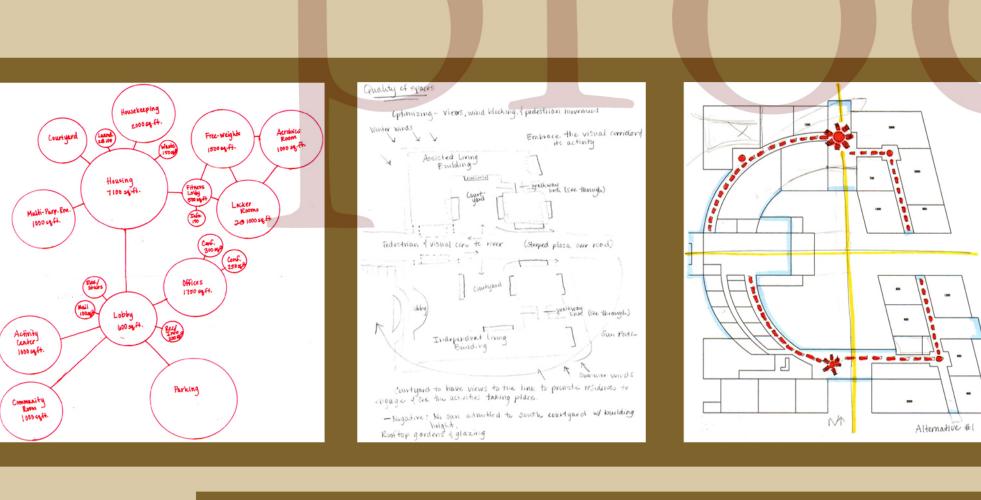
Interior spaces are designed with the intent to provide residents with opportunities to engage with others, develop friendships, and enhance the social aspect of

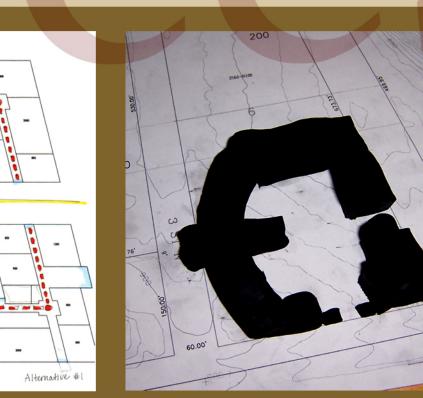
community living. Natural lighting

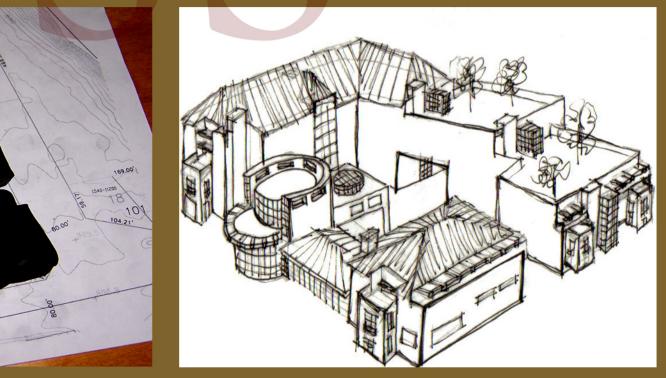


Although this site is highly prone to flooding, it offers an optimal location to create a physical connection via 2nd Ave to the river and on into Moorhead. The city has recognized this site's high development potential and has started a preliminary master plan for the riverfront promoting year-round

Through the design process of this community, the river has prevailed as the visual and physical amenity that would allow residents to maintain and increase their current levels of activity.









underground parking

entry

4 mail room
5 office
6 conference room
7 cafe
8 multi-purpose room

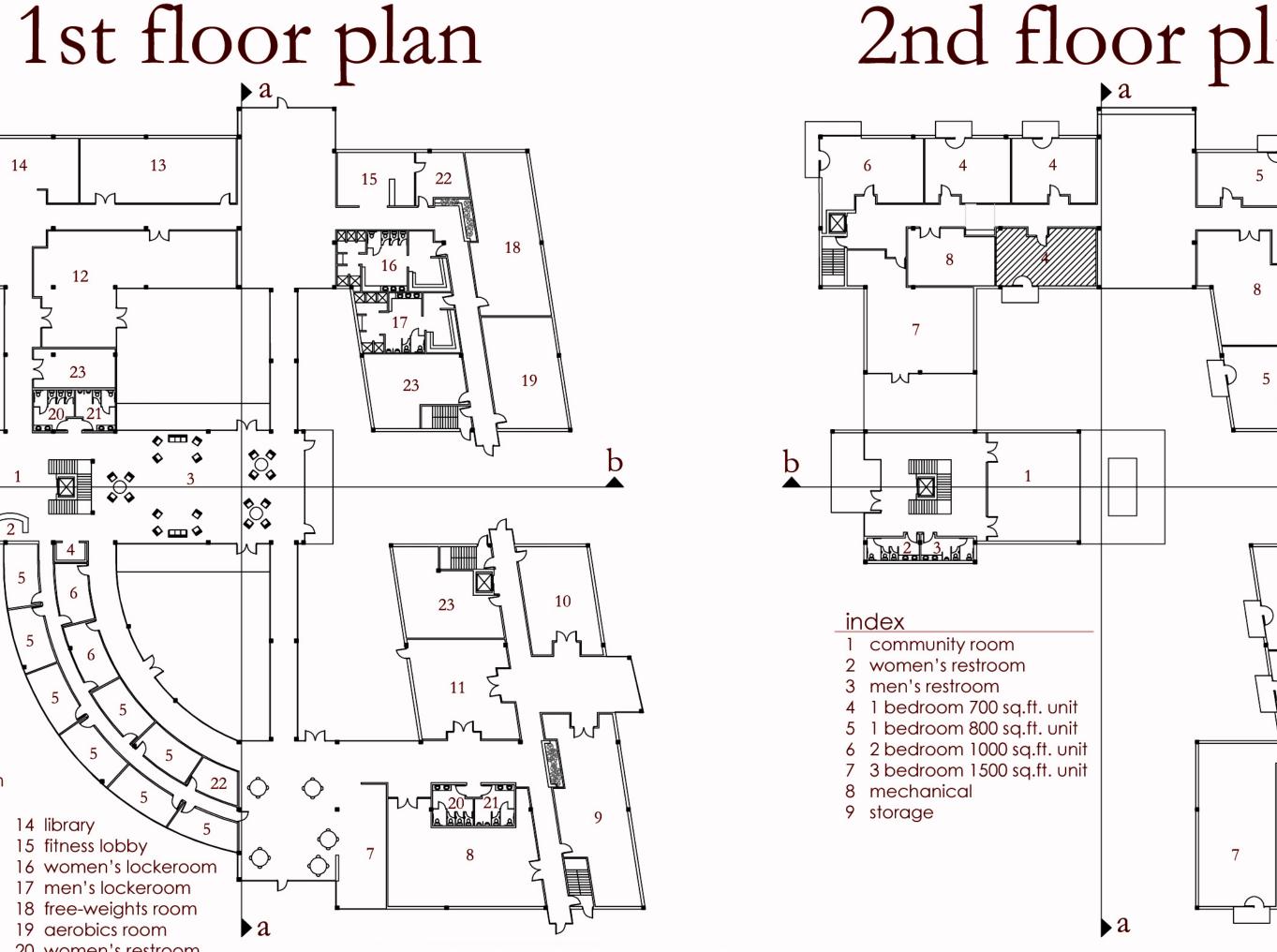
Diversity among mature adults

It is a mistake to assume that all individuals in this age group are the same, when in fact they are a very heterogeneous group with varying needs and wants. Segments exist within million American seniors in this category.

million mature adults in this segment.

full thickness batt insulation-

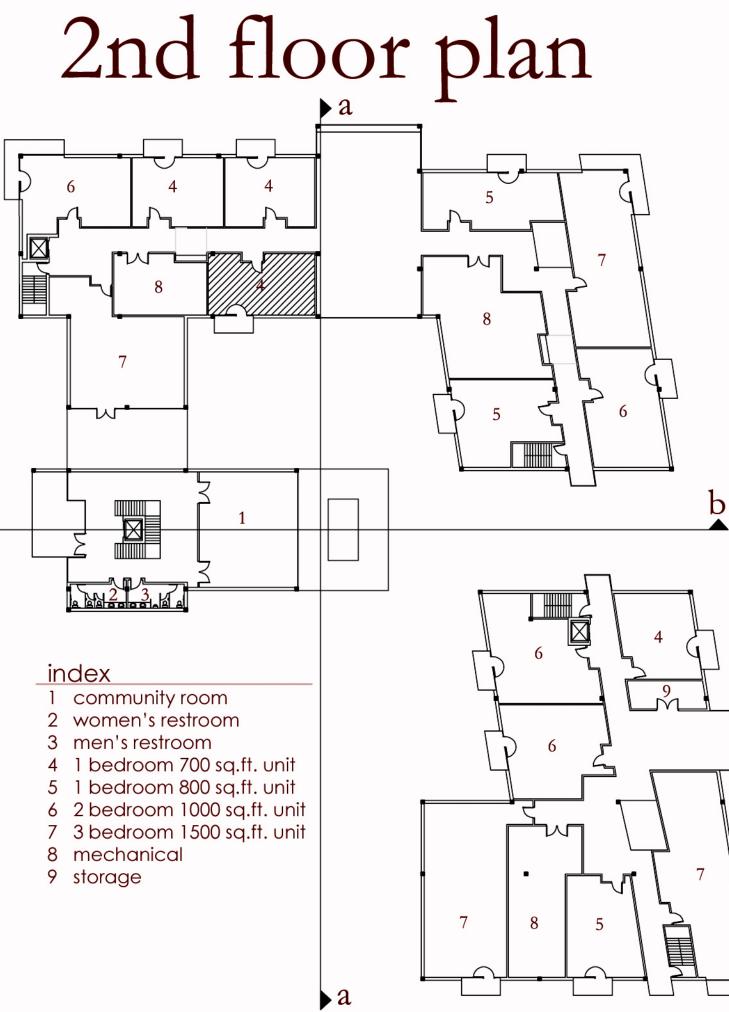




The glazed entry into the

ualities of the river.

independent living



The link between

downtown and the Red

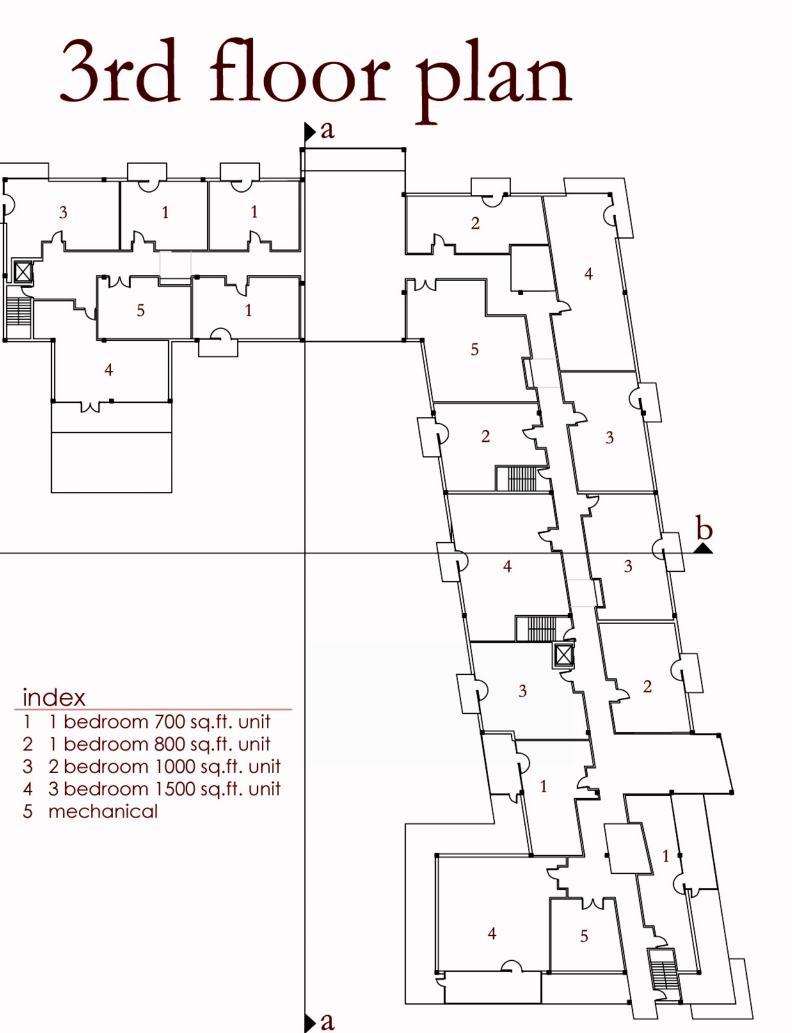
River runs between the

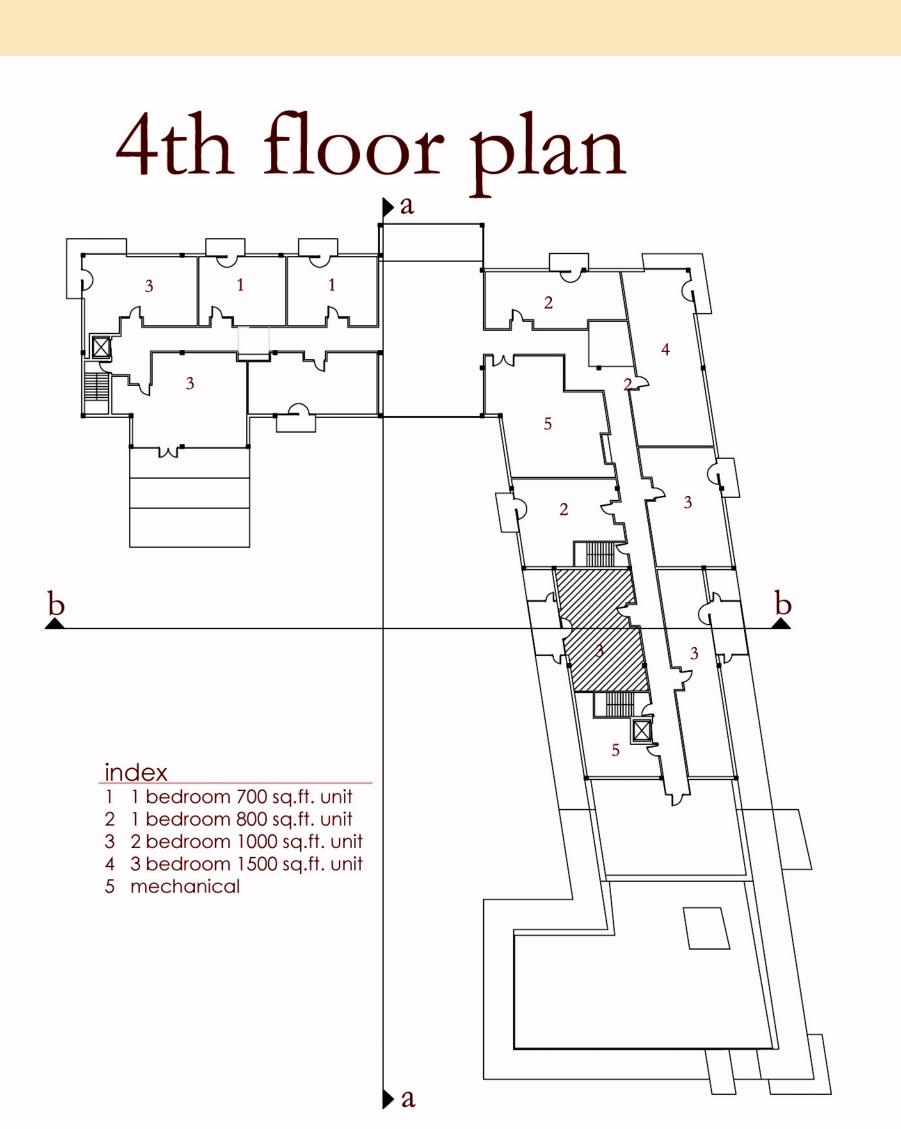
only act as a physical

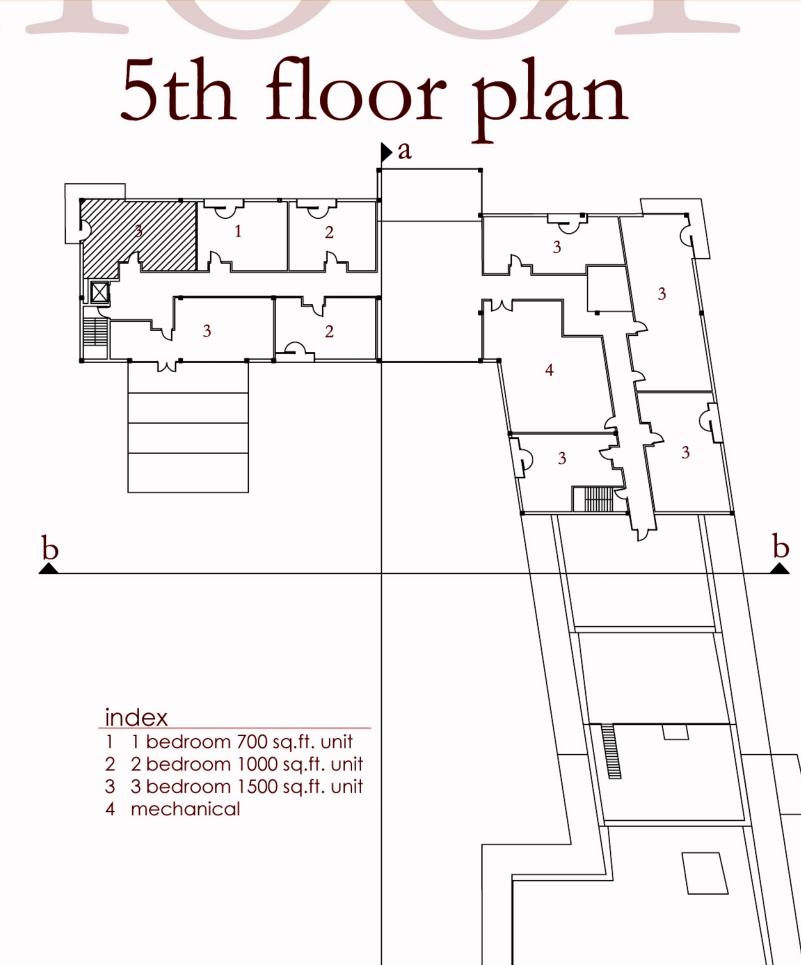
two areas, but also as an

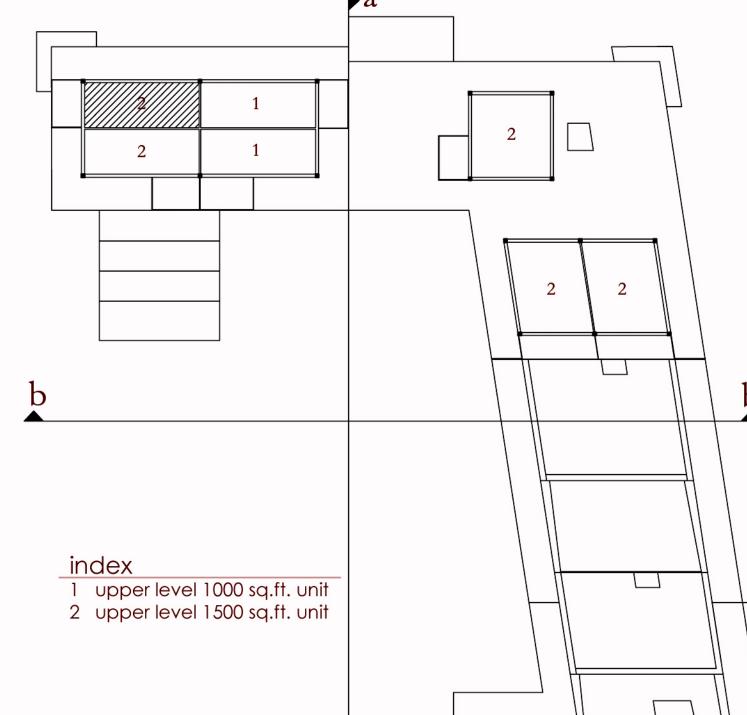
connection between the

independent and assisted





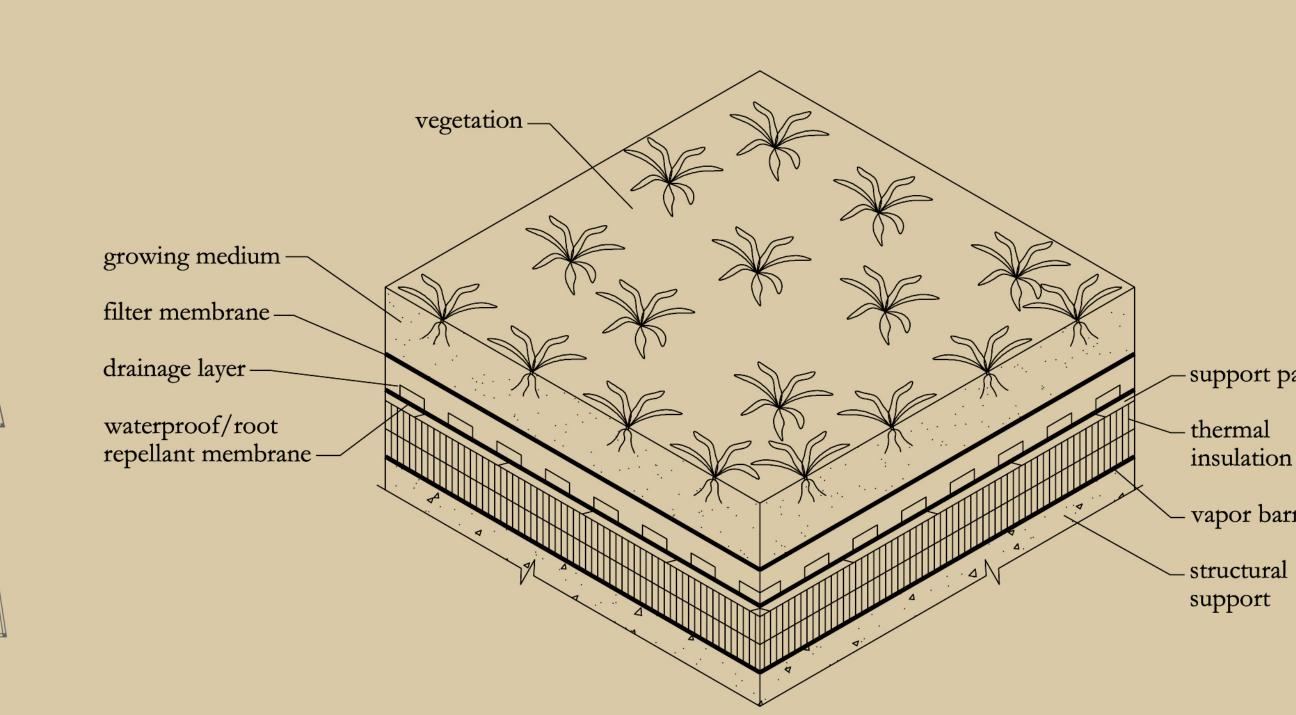




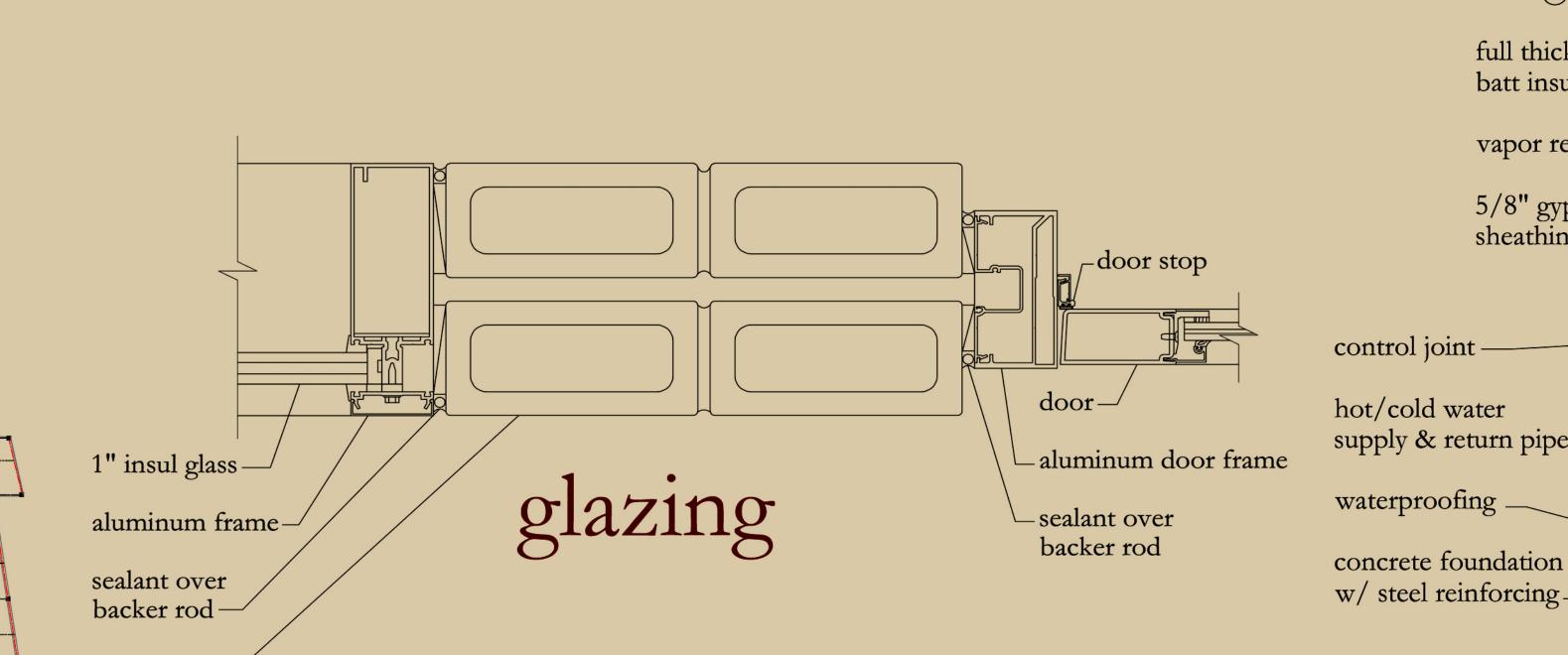


3 bedroom unit - 1500 sq.ft.





intensive rooftop garden









2 bedroom unit - 1000 sq.ft.





