

Building IN:

An urban design thesis study



The BNSF Corridor Initiative
by Jason Perius



Building IN:



The BNSF Corridor Initiative
The Site





- North
Downtown
Fargo
- BNSF Closure
- Opportunity
- What can be
done?

Site Analysis



Goals



- Breaking barriers
- Repairing urban fabric
- Creating sense of place

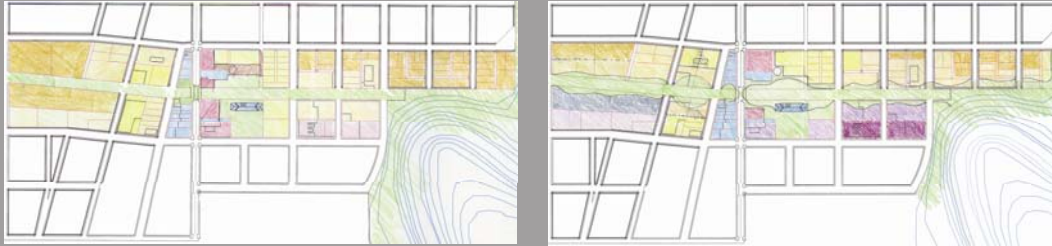
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The BNSF Corridor Initiative The Process



Concept



- Zoning analysis
- Existing property lines
- Mixing residential, commercial, and open space



3 Phases



- Phase One:
 - Located in the central business district
 - Mixed-use buildings
 - Retail space on Broadway
 - Office space on 4th St. and 4th Ave.
 - Residential on the upper levels of buildings

3 Phases



- Phase Two:
 - Located to the east of Phase One
 - Mixed office buildings
 - Office fronts to the edge of property lines
 - Employee/customer parking to the interior of blocks

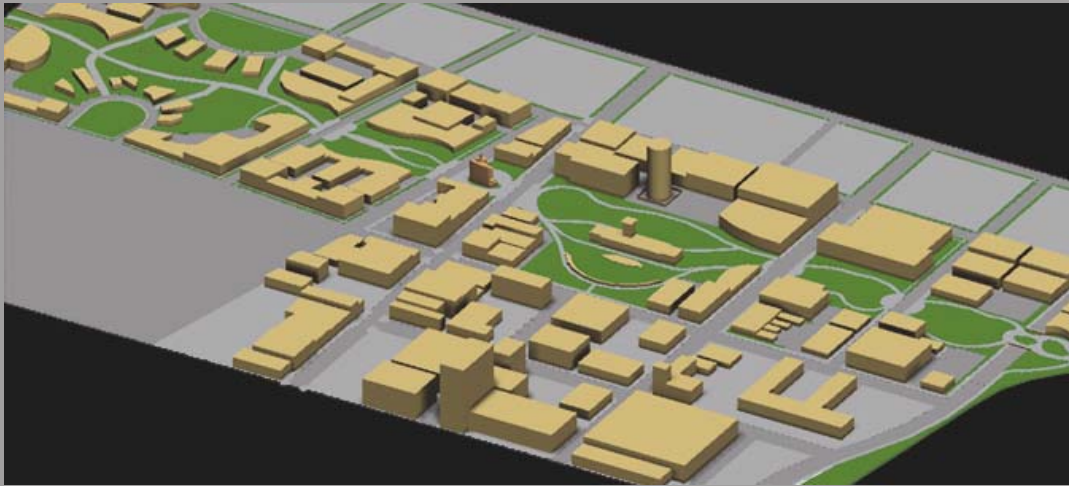
3 Phases



- Phase Three:
 - Located to the west of Phase One
 - Mixed residential homes
 - Public and private open spaces
 - Pedestrian friendly streets and bike paths



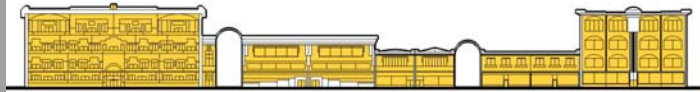
Sun Animation Analysis



- Sunlight analysis
- Building height analysis



Façade Studies



- Urban fabric analysis
- Building material analysis
- Overall Character

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The BNSF Corridor Initiative The Design



The Master Plan:

- Flowing open space
- Connectivity
- Pedestrian Friendly



Phase One:

- “centerpiece” of the site
- Mixed-use buildings
- Plenty of access to open space



Phase One:



Looking East down park



Looking West at outdoor performance area



Looking South down Broadway



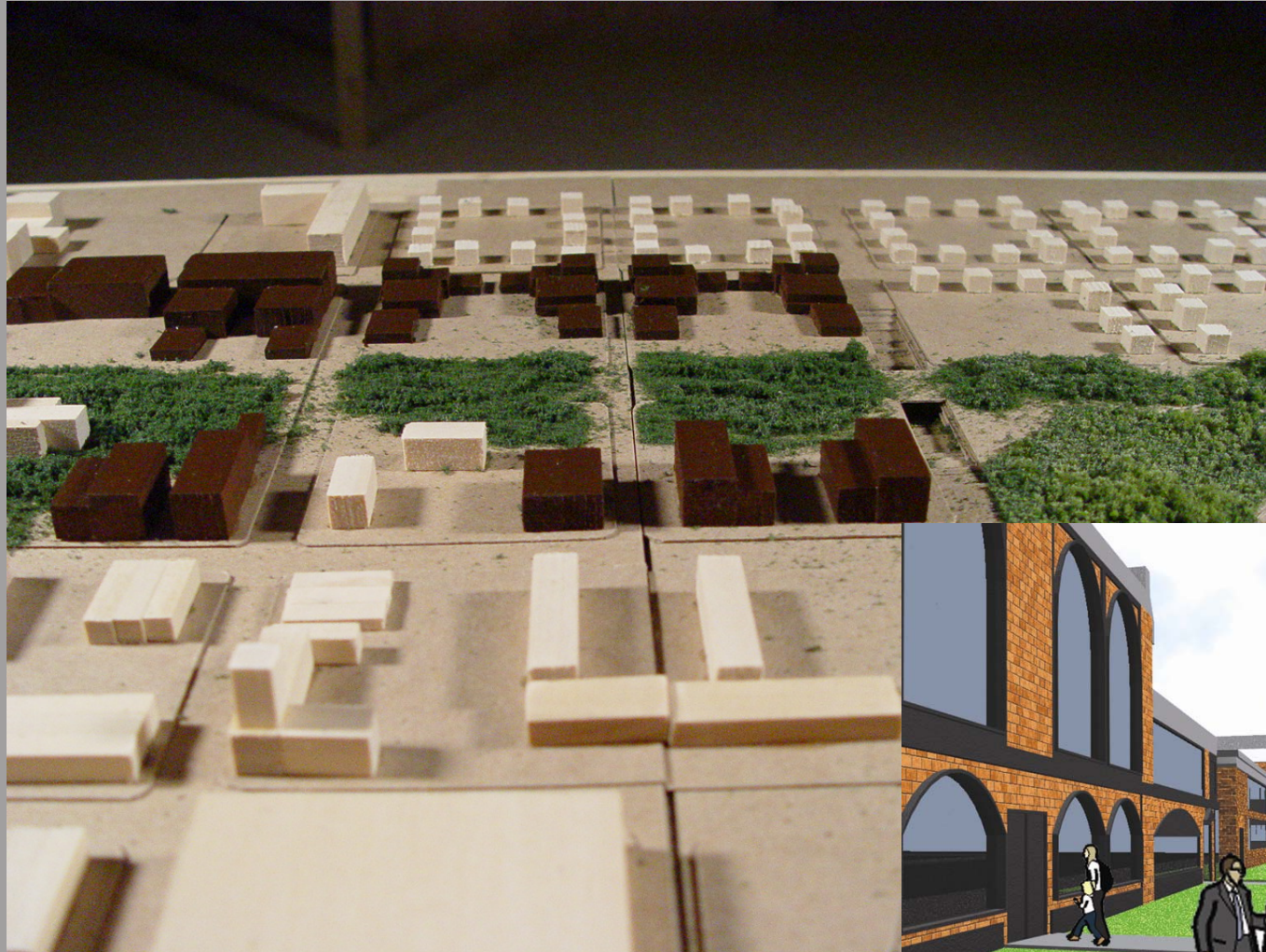
Looking West down 4th Avenue

Phase Two:

- Mixed office space
- Integrated open space within blocks



Phase Two:



Looking East down 4th Avenue

Phase Three:

- Mixed residential
- Integrated single-family homes, town-houses, and apartments
- Focus on open space both private and public



Phase Three:

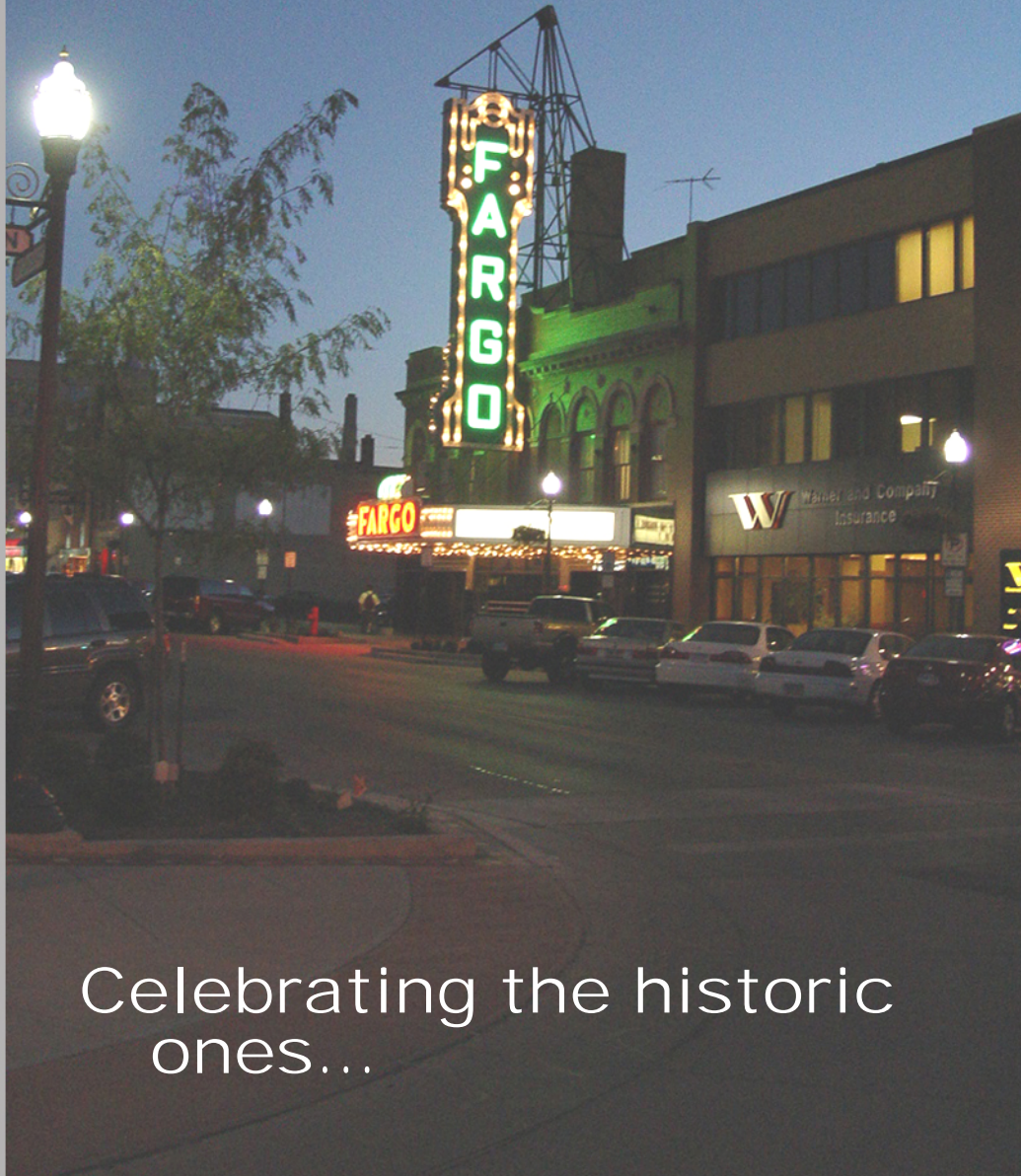


Apartments on 10th St. N



Examples of homes on 6th Avenue

Downtown



Celebrating the historic ones...

Landmarks



Re-adapting the forgotten ones...



...and creating new ones.

The Site Model:

Scale: 1" = 100'



Plan View



Looking East



Phase One



Broadway



The Great Northern

The Presentation:



From sketch...



...to reality.

Credits:

- Design:
 - Jason Perius
- Thesis Advisor:
 - Ganapathy Mahalingam
- Blind Critics:
 - Stephen Wischer and Don Faulkner
- Programs Used:
 - Form Z
 - SketchUp
 - Architectural Desktop 2005
 - Adobe Photoshop, InDesign, Premiere Pro, After Effects
 - Microsoft office applications

Thank You...

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