

FARGO, NORTH DAKOTA

Falling birthrates in developed countries are causing populations to level off and in some cases decline. Projections indicate that this trend will continue and affect a majority of the developed countries of the world by 2050.

One of the short-term solutions to this problem is and will continue to be immigration from developing countries. But as these developing countries become increasingly industrialized the pool of migrant workers will begin to shrink and eventually be unable to offset other countries' problems caused by population decline. At that point immigration-dependent countries will be left asking themselves, "How will our economy, infrastructure, and way of life be maintained in a society where there are less people to work, tax, produce, and consume?"

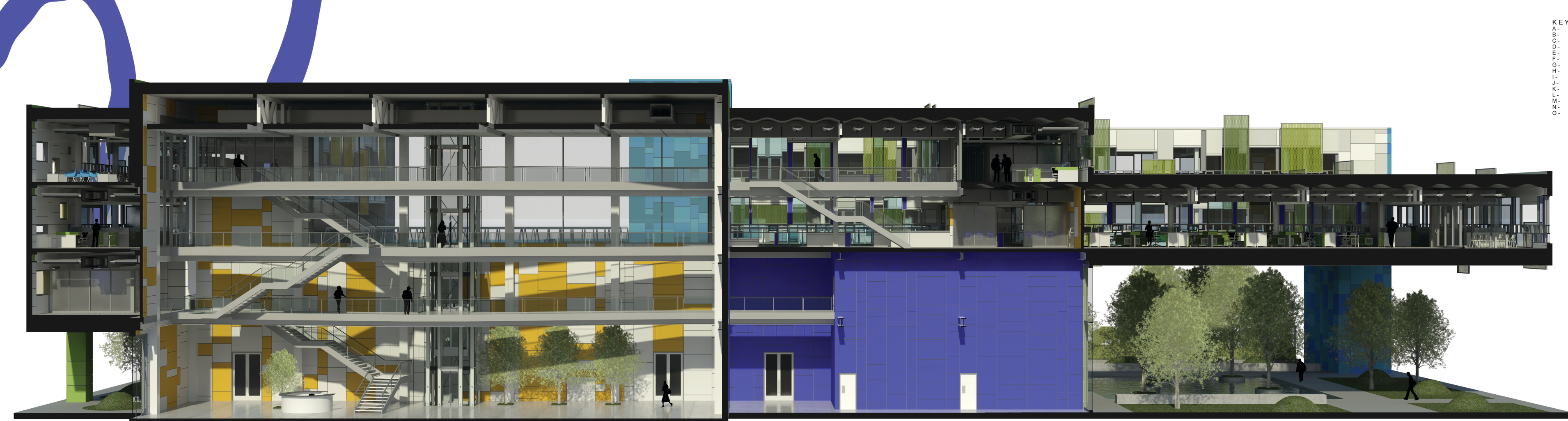
Architecturally-speaking the answer to this question is that we must consistently design our built environment with adaptability, reasonable maintainability, and a multi-century lifespan, to allow a smaller workforce the ability to properly care for and preserve past, present, and future construction.

The design of this new facility for Lutheran Social Services of North Dakota (LSSND) and their partnering organizations showcases a number of these adaptive and sustainable strategies. Some of these include the selection of a facade and structural system that is recyclable, easy to maintain, and easy to dismantle; limiting the footprint of the building on the site to reduce the amount of foundation elements put into the ground; using green roofs to help reduce site runoff and the heat island effect; designing open floor plans that accommodate reconfiguration of the interior spaces; use of pre-cast concrete members rather than cast-in-place, and using radiant heating and cooling to create a comfortable indoor environment.

The selection of LSSND for this project was based upon their involvement in resettling refugees and immigrants in the Fargo-Moorhead area. The important role that they play in this community will only continue to grow as population decline becomes more of an issue in the years to come.

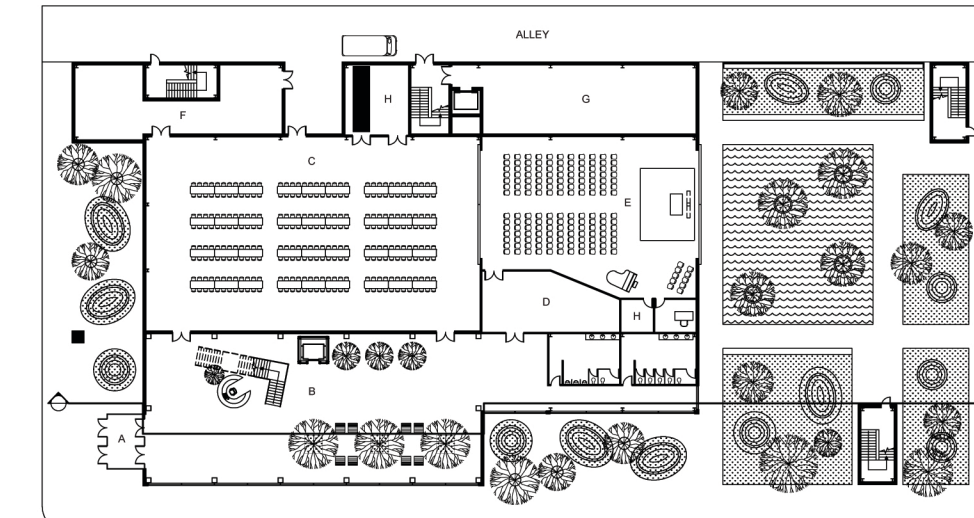
Site selection for this project was based upon current conditions, as well as in anticipation of future ones. Presently the location is ideal because it is located within close proximity to a number of companies, organizations, and services that clients of LSSND and its partnering organizations use and rely upon.

In the future, as population decline increases, people will continue to move from rural areas into the city. Placement of this project in a centralized urban environment helps to ensure that this facility will continue to be an important contributing component to the surrounding area now, and in the distant future.

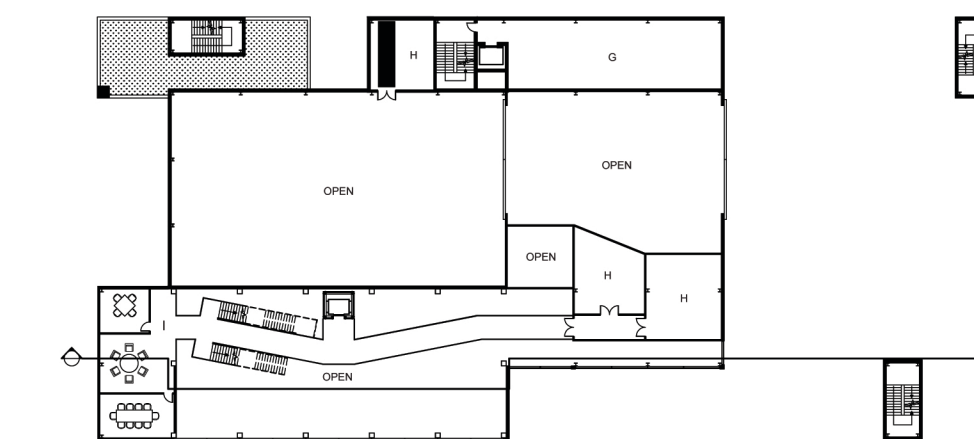


LONGITUDINAL SECTION PERSPECTIVE

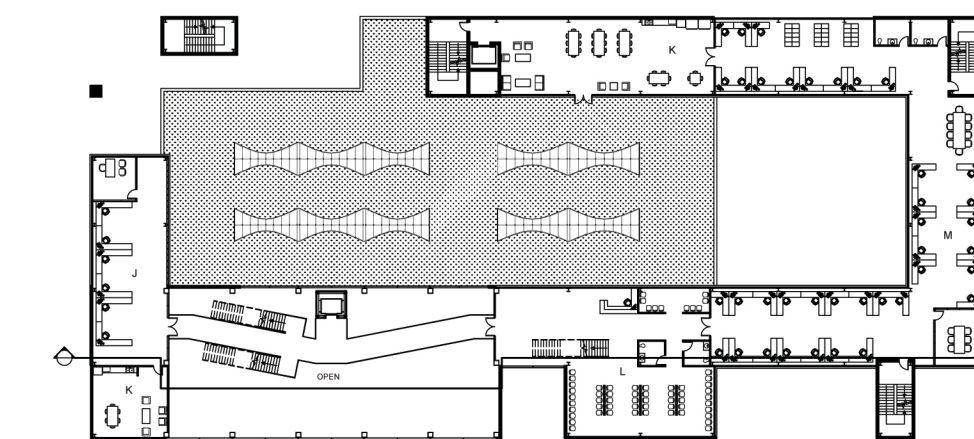
- KEY
- A- ENTRY
 - B- LOBBY / WINTER GARDEN
 - C- MULTI-PURPOSE ROOM
 - D- NARTHEX
 - E- CHAPEL
 - F- KITCHEN
 - G- MECHANICAL
 - H- STORAGE
 - I- PUBLIC MEETING SPACES
 - J- BREAKROOM
 - K- ENDELCA OFFICES
 - L- LSSND WAITING ROOM
 - M- LSSND OFFICES
 - N- BALCONY
 - O- RESOURCE CENTER



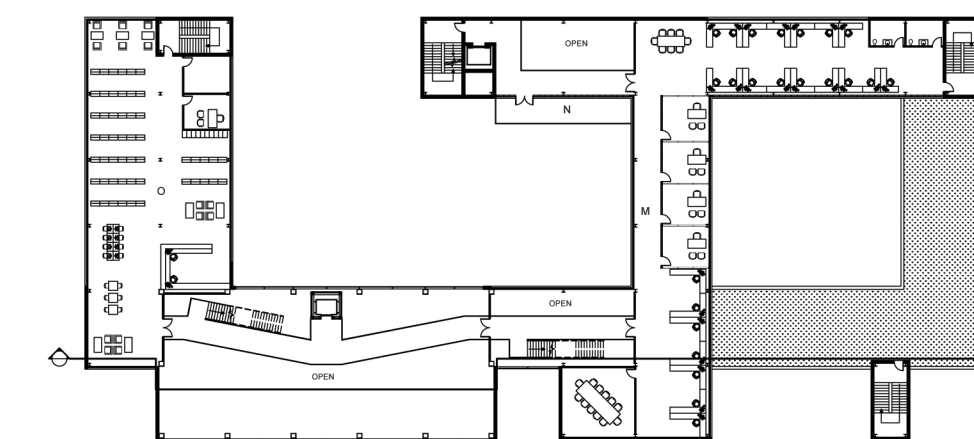
FIRST FLOOR
SCALE | 1/32" = 1'-0"



SECOND FLOOR
SCALE | 1/32" = 1'-0"



THIRD FLOOR
SCALE | 1/32" = 1'-0"



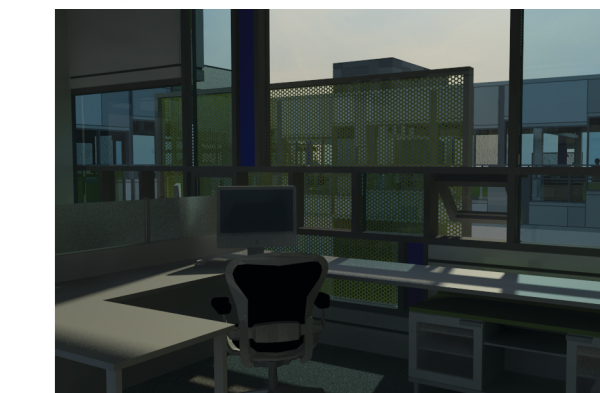
FOURTH FLOOR
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ADAPTIVE URBAN OASIS

With a design inspired by the overhead luggage compartment of an airplane, the mechanical chute, which houses air exchange duct work, water pipes, and wiring, has side access doors that open up to allow easy access for maintenance. Lighting and return air grilles have also been integrated into the chutes design.



Hidden within the building's complex facade is a strip of uniform window bays. This strip allows fixed and operable windows to be interchanged with relative ease and ensures that no matter what the configuration of the interior spaces is or how often they change, occupants will always have access to an operable window and fresh air.



The building's custom light fixtures combine lighting, supply air grilles, and sprinkler heads into one unit. Working together the ceiling panels and light fixtures help to create a comfortable indoor environment. Light and air are directed from the fixtures towards the arched panels where they are reflected back down to the work stations creating a soft even light and eliminating drafts.

