

# Community Fabrication

# Community Fabrication

A Design Thesis Submitted to the  
Department of Architecture and Landscape Architecture  
of North Dakota State University

By

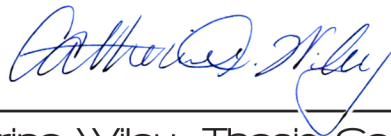
Stephanie Falkers

In Partial Fulfillment of the Requirements  
for the Degree of  
Bachelors of Landscape Architecture



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Mark Lindquist, Primary Thesis Adviser



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Catherine Wiley, Thesis Committee Chair

May, 2010  
Fargo, North Dakota



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Stephanie Falkers

May 13, 2010

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Date

# Table of Contents

|   |       |
|---|-------|
| The Statement of Intent.....              | 1-6   |
| Abstract.....                             | 2     |
| Problem Statement.....                    | 3     |
| The Project Typology.....                 | 4     |
| The Theoretical Premise.....              | 5     |
| The Project Justification.....            | 6     |
| <br>                                      |       |
| The Proposal.....                         | 7-14  |
| The Narrative.....                        | 8     |
| The User Group.....                       | 9     |
| Major Project Elements.....               | 10    |
| Site Information.....                     | 11    |
| Project Emphasis.....                     | 12    |
| A Plan for Proceeding.....                | 13    |
| Previous Studio Experience.....           | 14    |
| <br>                                      |       |
| The Program Document.....                 | 15-60 |
| Research Results and Goals.....           | 16-19 |
| Case Studies.....                         | 20-28 |
| Research.....                             | 29-39 |
| Typological Summary.....                  | 40-41 |
| The Historical Context of the Thesis..... | 42-47 |
| Goals for the Thesis Project.....         | 48-50 |
| Site Analysis.....                        | 51-60 |
| <br>                                      |       |
| The Design Elements.....                  | 61-88 |
| <br>                                      |       |
| Personal Identification.....              | 89-90 |
| <br>                                      |       |
| Reference List.....                       | 91-92 |

# Statement of Intent

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Abstract  
Thesis Problem Statement  
Project Typology  
Theoretical Premise  
Project Justification

# Abstract

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This thesis set out to design for multiple people and their particular uses. To combine the desires of many and influence the way that they all use the space. Each user has defined different outcomes for the area, with no common goal to be found. Through this design, an investigation and solution will be discovered striving to combine the desires of multiple users. This thesis will not only consider the user within, but commuter and the area around it. This will require investigation into a variety of different strategies and resources.

# Problem Statement

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What causes neighborhood degradation in a place with healthy proximities? How can the cause of the disinvestment, be it social, spatial, or economic, be redirected to produce a thriving neighborhood? Which reinvestments create a strong community sense of place?

# Project Typology

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The design and redevelopment of neighborhoods within the larger context of a city environment. Older communities are continuing to face problems with outward development and movement away from the downtown area of their origin. The proximities that once or still surround the community give great opportunities for these communities to thrive. This causes the appearance of a design challenge; to redesign the existing community, to resuscitate the population and environment to fit with the thriving context of a city. Also opening to a look into the creation of a community and a overall shared sense of place. To create a social community, bringing people together through design.

# Theoretical Premise/Unifying Idea

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What items within the context of a neighborhood are the most vital to its success and how does the alteration of these items change the neighborhood, its surrounding environment, and the people within it?

# Project Justification

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To understand the vital fibers of a shifting neighborhood, strengthening them to fit the needs of the parties involved. This requires a rating of the importance of elementary elements of a neighborhood have to its different users, and investing the introduction of additional elements.

This project will merge the planning and design scales. Through years of studio class, different aspects of landscape architecture have been discovered. This thesis will work to employ many of these different elements, serving as an example of the wide gamut of the profession.



# Proposal

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Narrative  
User/Client Description  
Major Project Elements  
Site Information  
Project Emphasis  
A Plan for Proceeding  
Previous Studio Experience

# The Narrative

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Humans inhabit many different types of spaces at a variety of levels. These spaces combine to create a hierarchy of dwelling groups. A neighborhood is defined as a dwelling group encompassing communities, blocks, and homes or dwelling units.

Neighborhood dynamics vary across the nation, providing to the sense of place. These dynamics range from the secluded sense of a gated community to vulnerability of a crime ridden area. Dynamics are influenced not only by the people inhabiting the neighborhood, but of the built world in which the activity is taking place. Which of these becomes more important to the sense of place for the neighborhood and how do they influence each other?

With time, neighborhoods change in aesthetic appearance and the types of dwellers. Reinvestment of the space through design elements has the ability to change both topics creating an improved neighborhood, allowing people to dwell, live, learn, and grow.

# User/Client Description

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The Roosevelt Neighborhood has proximites to a large group of varying people. The campus of North Dakota State University and Downtown Fargo, abut with edges of the neighborhood. This diversity provides an opportunity for the neighborhood to encompass an array of functions and activities for all users.

## Owner-Occupied Homeowners

According to the City of Fargo Community Development Committee (2004), of the 3062 housing units in the neighborhood only 774 are owner-occupied housing. These users typically have the most invested in single lots and blocks across the neighborhood.

## Rental Properties/Renters

This area is known for the large amount of rental properties, especially single family homes developing into two or four-plexes. These to tend to be inhabited by college students looking to live near campus and have less invested in the property they are inhabiting.

## Residential and Commercial Developers

As NDSU continues to grow, so does the demand on increased commercial opportunities for the area as well as an increase in the number of rentable housing units. Many developers show interest in the neighborhood and are just waiting for the ability to make it happen.

## North Dakota State University Community

NDSU not only has an impact on the types of housing dwellers to the neighborhood, but the people moving through it. These people range from students, faculty, staff and visitors who may be looking for a place to walk, bike, play, or shop within the neighborhood.

# Major Project Elements

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This thesis covers a large area of Fargo's urban fabric and provides many opportunities with a variety of interventions, along with providing to the range of different dwellers. There will be two main areas in which all interventions will be umbrellaed, site scale and planning scale.

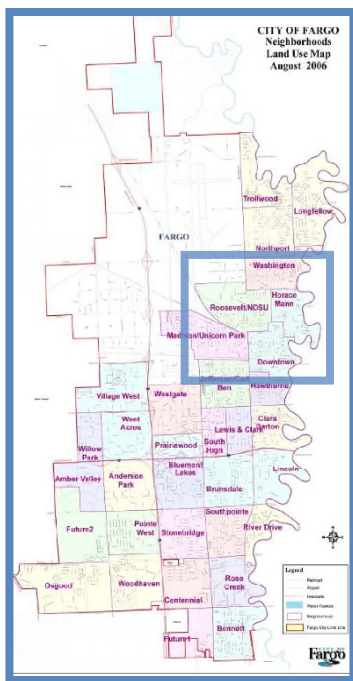
## Site Scale Interventions:

These types of interventions stem from many different designs throughout the space and will beg for more detail than other aspects of the project. These items include streetscape design, park and open spaces, and individual site development.

## Planning Scale Interventions:

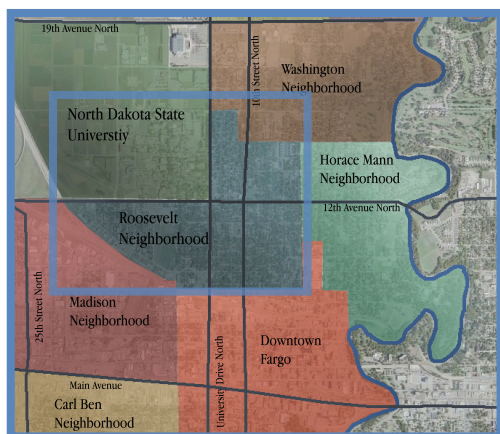
Any design that doesn't necessarily include a large amount of detail for understanding would be considered a planning scale intervention. The main elements within this area include zoning and land-use propositions and updates, bicycle, pedestrian, and vehicular circulation, and commercial development standards.

# Site Information

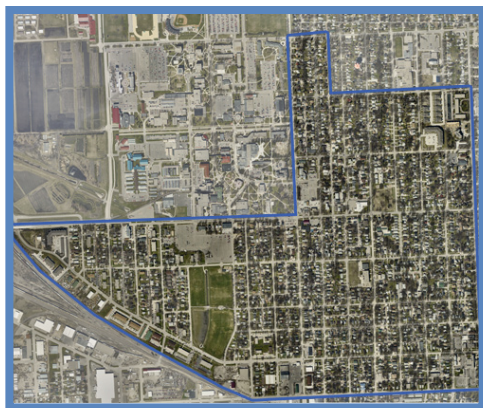


The Roosevelt Neighborhood is located within the city of Fargo, ND, located near the midpoint of the Minnesota, North Dakota border. Combined with its sister city, Moorhead on the Minnesota side, the FM area is considered the largest metropolitan area in North Dakota. Fargo is currently divided into thirty-four neighborhoods, which does not comprise the entire city.

The Roosevelt Neighborhood is one of the older neighborhoods in the city, also having one of the most active neighborhood associations. According to the City of Fargo Community Development Committee (2004), the neighborhood is comprised of approximately 8,273 people. The median age of homes was 1921. Parallel to new development, city infrastructure continues to improve and develop.



The borders of the neighborhood are 14th Ave N, University Drive, 12th Ave N, Dakota Dr, 7th Ave N and Broadway.



Top Image: City of Fargo Neighborhood Land Use Map  
<http://www.cityoffargo.com/Residential/YourNeighborhood/>

Center and Lower Image: City of Fargo, 2008 Aerial Imagery

# Project Emphasis

---

The reinvention of the neighborhood would provide not only a great amenity to the citizens of the Roosevelt Neighborhood, but the citizens of the Fargo and Moorhead area. The development of this area could bring in new design concepts and aspects to the city, as well as new recreational opportunities.

Not only will these interventions provide an amenity, but they will add to the aesthetic of Fargo, and the potential for economic stimulation and job growth. The neighborhood is quickly degrading to a state not suitable by many of the owner-occupied inhabitants, and this development could change the neighborhood's directed path.

This thesis will focus primarily on the development of three areas in an effort to find a solution. These three areas are density development, circulation patterns and land use improvements. Through density development investigations, the various opportunities for the neighborhood will be introduced. This will also give an insight into the future aesthetic of the neighborhood. Development of comprehensive circulation patterns will reveal a plan that is not only made for the vehicle, but includes the bicyclist and the pedestrian. Finally, land use improvements will expose a list of development opportunities for the neighborhood, including a variety of new housing types and commercial development.

# A Plan for Proceeding

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Further development of this thesis will require a large amount of research into existing neighborhoods with related proximites and degradation issues. These issues must also be looked at through historical context and how the neighborhood has changed through the years.

The master plan for the neighborhood will be looked at in two different scales, planning and site. An initial look at the area at the planning scale will allow more detailed interventions at the site design scale. A look into the types of development that occur will allow the master plan to begin to take for creating relationships with each other.

The combination of the research and design ideas at both scales will provide me with the opportunity to complete a design thesis relating to my theoretical premise.

# Previous Studio Experience

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## Second Year:

Fall: Introduction to Landscape Architecture Studio

Catherine Wiley (2006)

Ideal Landscape

West Side Elementary

Spring: Open Space Studio

Mark Lindquist (2007)

Nathan Phillips Square

Mahnomen Senior Center

Valley City State University Sports Field

## Third Year:

Fall: Environmental Art Studio

Stevie Famulari (2007)

Community Park for Cooperstown, ND

Revelations: Exploring Space through Change

Spring: Community Planning and Design Studio as

Kathleen Pepple (2008)

NDSU Triangle

NDSU Bicycle Connection

Jefferson Park

## Fourth Year:

Fall: Urban Design Studio

Mark Lindquist (2008)

Seattle Alley Project

Spring: Phytoremediation Studio

Stevie Famulari (2009)

Klai Hall

Leadville, CO

## Fifth Year:

Fall: Tourism Planning Studio

Catherine Wiley (2009)

Regent, ND Tourism Design

Fargo Water Supply Project

Spring: Design Thesis

Mark Lindquist (2010)

Community Fabrication, Roosevelt Neighborhood



# Program Document

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Research Results and Goals  
Case Studies  
Historical Context  
Goals  
Site Analysis  
Programmatic Requirements  
Reference List

# Research Results and Goals

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Investigation into the Theoretical Premise  
Investigation into the Project Typologies  
Historical, Social, and Physical Context

# Research Results and Goals

## Investigation into the Theoretical Premise

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Research to support this thesis's theoretical premise required a look into the content of the neighborhood and its surroundings. This investigation would then rank the opportunities and constraints of the neighborhood, creating a list of development opportunities and the missing links. Major opportunities in the neighborhood would include a list of current projects occurring within the Roosevelt Neighborhood. These projects include; neighborhood land use updates, University Mixed Use zoning district, City of Fargo Community Development Block Grant, Neighborhood Walkability Grant, and the NDSU campus connection bike path. Other opportunities would include existing items within the neighborhood. These would range from the diverse housing stock to the healthy proximites of the neighborhood.

The definition of these items influenced the continuation of the project, and set a hierarchy of needs for the neighborhood. This defined what areas needed immediate attention (density, circulation, and land use) and lower priority items.

# Research Results and Goals

## Investigation into the Project Typologies

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To gain comprehension of project typologies research was compiled relating to City of Fargo codes and processes as well as variable transportation and development movements. Interactions with residents and users of the Roosevelt Neighborhood would also provide information to influence the project typologies. Finally, investigation into different neighborhood and community programs across the nation would provide vital information for the development of this thesis.

Research to gain understanding of the City of Fargo Land Development Code was imperative to this thesis project. This code would lay the ground rules for development of the neighborhood in terms of density, land use, development standards, and general site design guidelines. The recent development of a non-traditional zoning district, University Mixed Use, would allow for major changes within the Roosevelt neighborhood. Movements such as Complete Streets and Safe Routes would provide information to guide introductory developments in the neighborhood. These developments would range from sidewalk widths to bike route locations.

Interactions with residents and users of the neighborhood provided an insight into what developments are needed to turn the Roosevelt Neighborhood into a thriving community. Each interaction would outline different desires for the user, thus defining their ideology for the neighborhood.

Community and neighborhood programming research would unveil different opportunities for the neighborhood. Such things included the development of community gardening plots and open space development.

# Research Results and Goals

## Historical, Social, and Physical Context

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Historically, development within the City of Fargo and the State of North Dakota hasn't occurred with as in depth of analysis as is occurring within this thesis. Many of the topics are discussed and decided upon, but in depth research and analysis does not occur. The opportunities currently existing for the area also set the neighborhood as a precedent for other developing or redeveloping areas.

The social dynamic of the Roosevelt Neighborhood sets it aside from many other areas in the City of Fargo. The mix of users and owner-occupied/rental housing divides the neighborhood into two different groups with different neighborhood ideologies. There is a large gap between these two that can be bridged through design solutions.

In size, the Roosevelt Neighborhood is comparable to many within the City of Fargo, but would be defined as small in comparison to many across the nation. Circulation was built upon the euclidean grid system, creating rectangular blocks. The one-way pair (University Drive and 10th Street North) also set this neighborhood aside from others. This brings increased vehicular traffic volumes through the neighborhood, many of which are passing through.

# Case Studies

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Aggieville  
North Corktown  
San Diego Ballpark  
Carver Park

# Aggieville

Location:  
Manhattan, KS

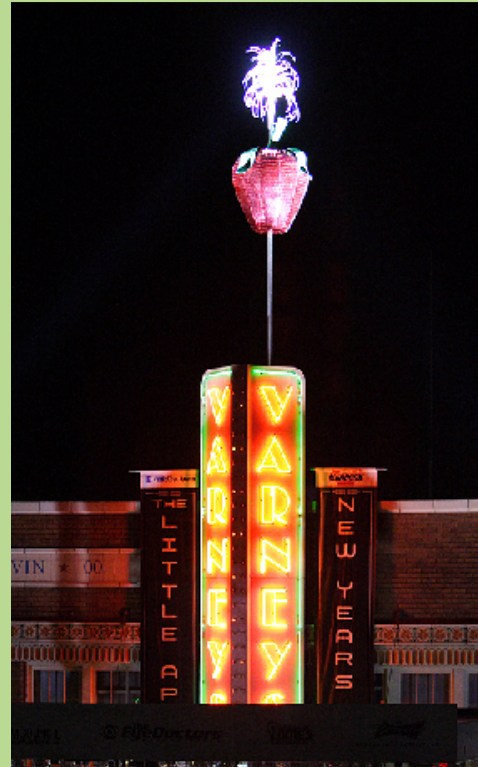
Project Type:  
College Town  
Neighborhood

Distinguishing  
Characteristics:

Commercial core known  
as Aggieville

Increased density

Relationship to the  
Kansas State University







Aggieville provides a commercial core for the great Manhattan, Kansas and Kansas State University Community. This six square block area provides the community with over forty bars, restaurants and shops, providing places to dine, shop, and relax.

Manhattan, Kansas was developed using the euclidean grid system, mimicked within the Aggieville area. A variety of land uses and showcased within Aggieville with restaurants abutting shops and open spaces, while residential housing and the university surround its boundaries.





# North Corktown Neighborhood

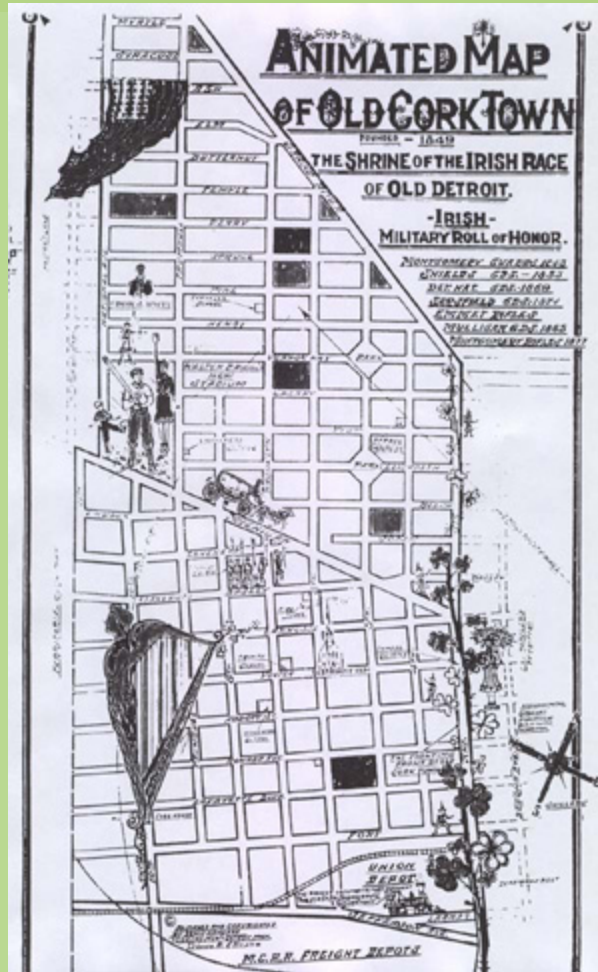
Location:  
Detroit, MI

Project Type:  
Historic Neighborhood  
Revitalization

Distinguishing  
Characteristics:  
Oldest Neighborhood in  
Detroit

Recently divided into two  
new neighborhoods

A large variety of diverse  
housing types





Corktown was known for its history and its place in the development of the City of Detroit that we know today. Its inception was to create a gathering space for surrounding residents and begin to provide a commercial center for the area. This development was a success for the neighborhood, and continued for many years.

With the introduction of sprawl, people began to move away from the busy area, leaving many properties vacant.

The developers for the area noted all the great things that were already existing in the neighborhood, which did not warrant the need for design interventions. A new system would be introduced work to match public looking to purchase a home, which abandoned properties or lots in the area.



# San Diego Ballpark Neighborhood

Location:  
San Diego, CA

Project Type:  
Neighborhood  
Commercial

Size:  
82 Acres

Distinguishing  
Characteristics:  
Urban Waterfront  
Development

Private/Public Partnership

Redevelopment

Economy Stimulation



Upper Image: <http://www.eventchaser.com/2009/05/petco-park-home-of-the-san-diego-padres-in-san-diego-california/>

Middle Image: [http://www.jmirealty.com/projects/project\\_detail.php?property\\_id=11&type=0](http://www.jmirealty.com/projects/project_detail.php?property_id=11&type=0)

Lower Image: <http://www.aaroads.com/california/sandiego2.html>



The site for Petco Park was a rundown area within downtown San Diego. Private sectors looked for opportunities on the site. They paired with city entities to begin work on a proposal which would benefit not only the pocket books of the developer but the city of San Diego.



Petco teamed up with the City of San Diego and Private Sectors to build the Petco Park Baseball stadium.

The development of Petco Park acted as a catalyst for development around the park. As people began to come to the area, the community added more and more things for visitors to do and spend their money on.

Upper Image: <http://www.worldofstock.com/closeups/ANB1902.php>

Lower Image: <http://www.tallest-building-in-the-world.com/wp-content/uploads/sandiego-pardres-ballpark-petco-park.jpg>



# Carver Park Neighborhood

Location:  
Yuma, Arizona

Project Type:  
Neighborhood Park  
Investment

Size:  
22 Blocks

Distinguishing  
Characteristics:  
Diverse population

Funded by grant money,  
mainly Community  
Development Block  
Grants

Carried out by the Yuma  
Department of Planning



Images and Information: <http://www.hud.gov/offices/cpd/communitydevelopment/programs/cdbg30/az/yuma/>

## The Carver Park

Neighborhood is located in the center of Yuma, Arizona. It is an area of a diverse group of residents, requiring a variety of things from the built environment around them.



Neighbors thought that there was something missing from their residential neighborhood and were looking for something that would benefit them and their fellow neighbors. This started a grass roots movement for a park in the middle of their neighborhood. The Department of Planning would then take on the task, finding grant money to fund the project.

A design for the park was developed and constructed by a co-sponsorship with the neighborhood and the city employees.



A redevelopment plan for the neighborhood was also created, discussing a variety of ways in which the neighborhood could continue to move forward. It encompassed these seven components:

- Safety and Security
- Housing
- Neighborhood Appearance
- Housing
- Infrastructure
- Social Services
- Workforce Development
- Economic Development

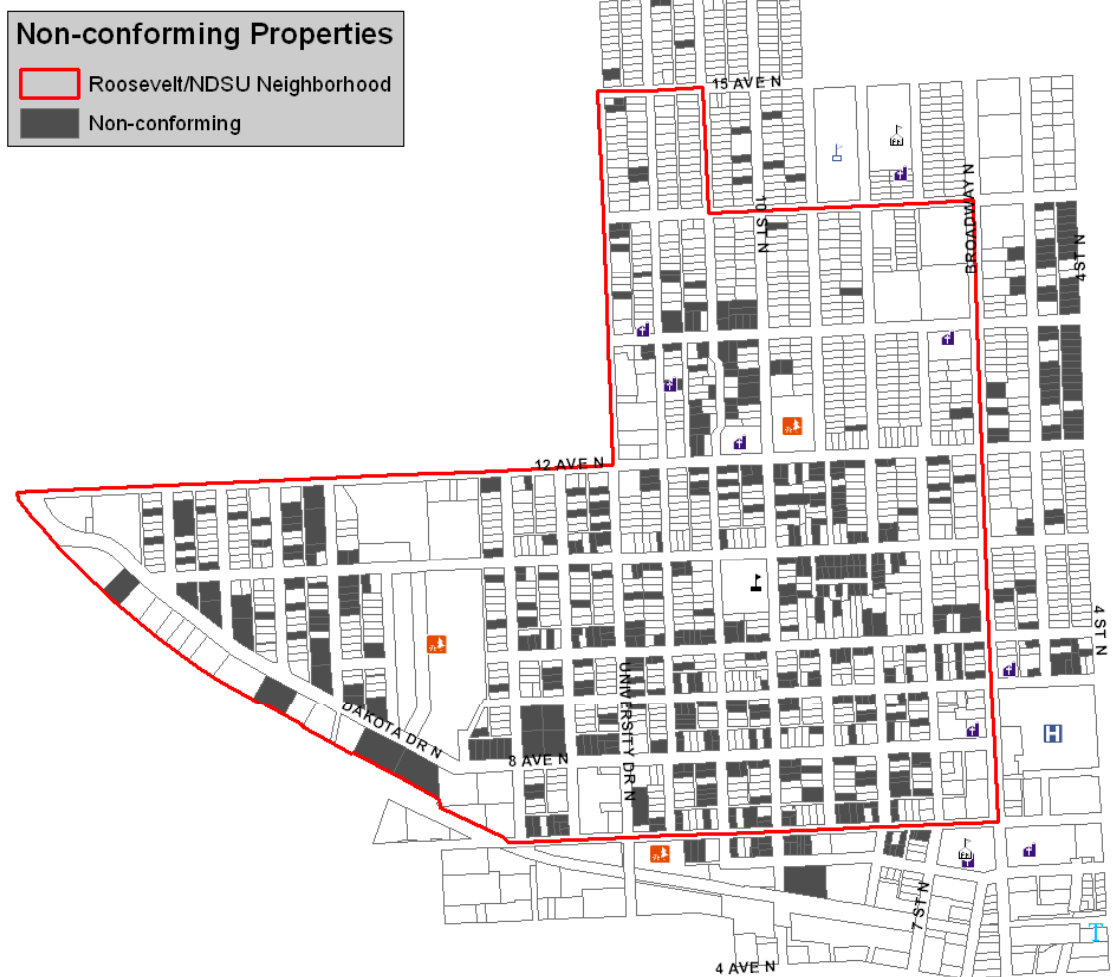
# Research

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GIS Mapping  
Density Catalog  
Current Neighborhood Updates

# GIS Mapping

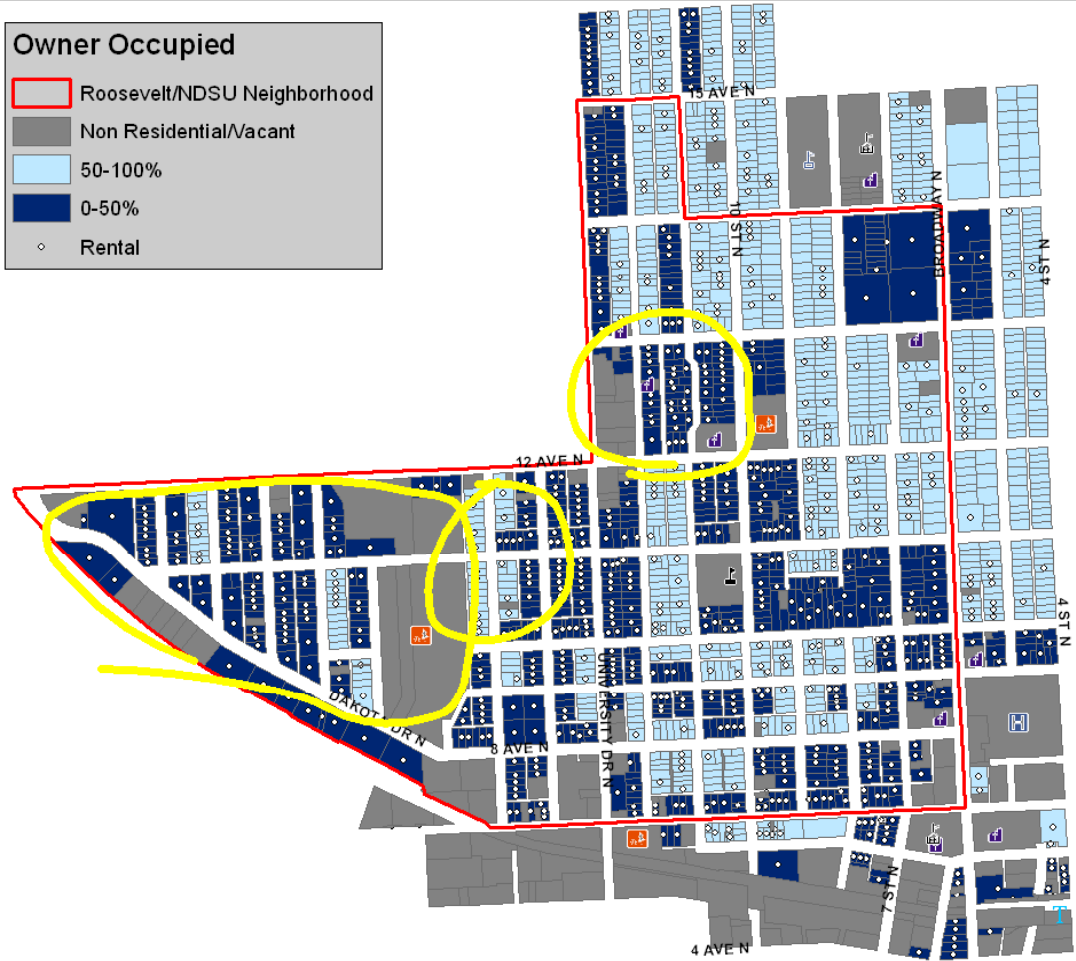
Various information was compiled by the City of Fargo Department of Planning and Development into a variety of maps. These maps revealed different aspects of the neighborhood ranging from land use to property condition.



Non-conforming properties within the Roosevelt Neighborhood are shown in this map. These are properties are in current violation of a variety of City codes or ordinances.

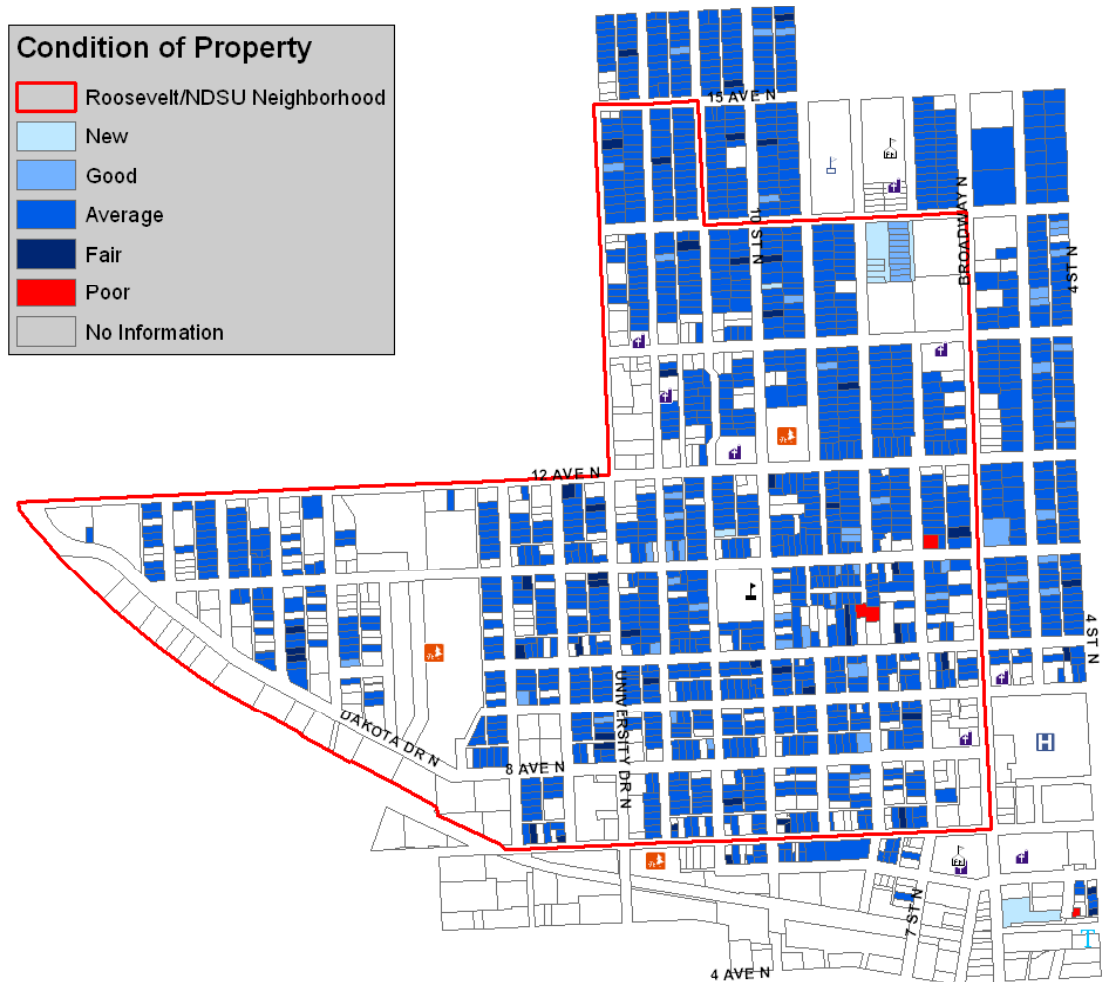


# GIS Mapping



Owner occupied housing throughout the neighborhood is shown in this map, also defining the non-residential properties. The areas circled in yellow indicate areas of high rental.

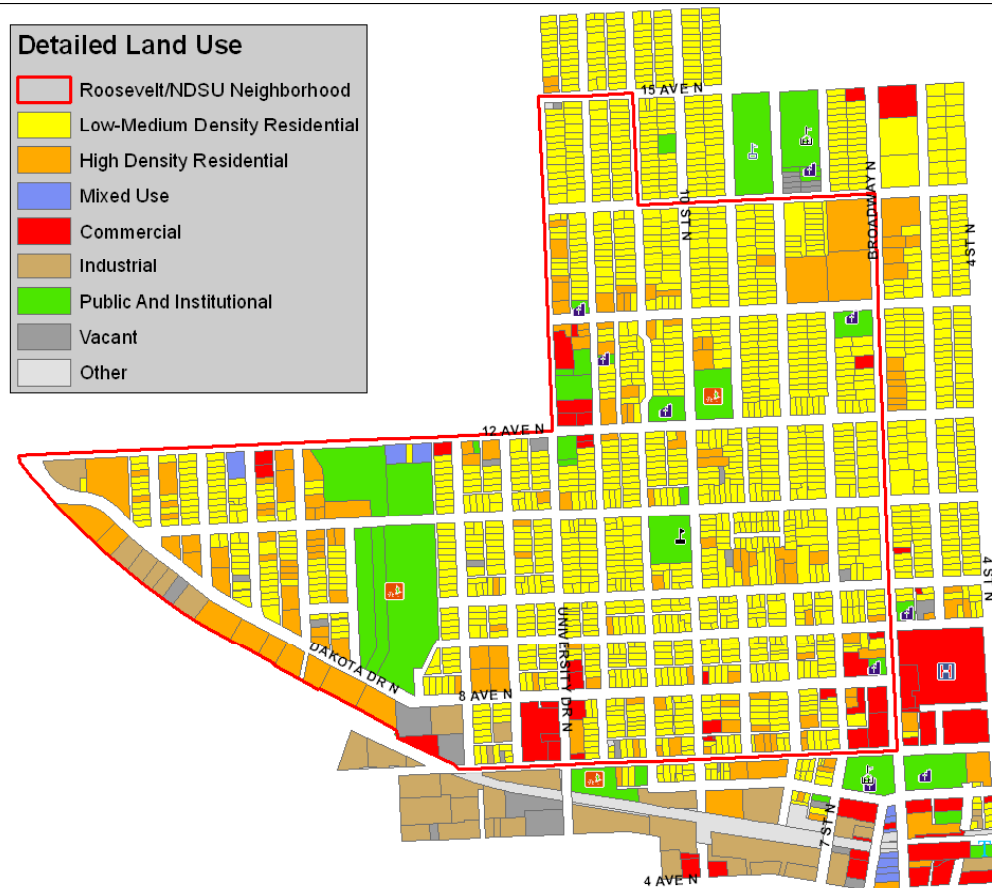
# GIS Mapping



Neighborhood property condition is indicated in this graphic. These conditions are identified by the City of Fargo and their standards. Comparison of this map with the owner-occupied map reveals an interesting comparison.

# GIS Mapping

The preceding maps are a few examples of the GIS Mapping research that was conducted. This research became very important when looking at the different issues within the neighborhood.



Existing land use is an important part of this thesis. An update map is the approval process, but this map's content became important in studying the surround relationships with the neighborhood.

# Density Catalog

The Density Catalog is a subset of 2007 book Visualizing Density written by Julie Campoli and Alex S. MacLean. This text offers insight into the variety of densities and the housing types which are used to achieve them.

## 7 UNITS PER ACRE



Hillsboro, OR 7.1 units / acre



Ashland, MA 7.3 units / acre



Sun City, AZ 7.6 units / acre



context



context



context



neighborhood



plan



neighborhood



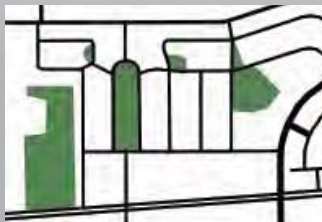
plan



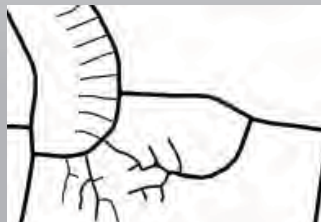
neighborhood



plan



street pattern



street pattern



street pattern

40

These density precedents provide a look into the aesthetics, layouts, and possibilities for different density zones. These examples reveal different views of the neighborhoods



# Density Catalog

## 16 TO 17 UNITS PER ACRE



Mt. View, CA 16.3 units / acre



context



neighborhood plan



street pattern

60



Bridgeport, CT 16.9 units / acre



context



neighborhood plan



street pattern



Oakland, CA 17.0 units / acre



context



neighborhood plan



street pattern

## 32 TO 33 UNITS PER ACRE



Salt Lake City, UT 32.4 units / acre



context



neighborhood plan



street pattern

74



Santa Monica, CA 32.6 units / acre



context



neighborhood plan



street pattern



Boulder, CO 33.0 units / acre



context



neighborhood plan



street pattern

## MORE THAN 100 UNITS PER ACRE



Seattle, WA 100.1 units / acre



context



neighborhood plan



street pattern



Las Vegas, NV 104.8 units / acre



context



neighborhood plan



street pattern



New York, NY 112.2 units / acre



context



neighborhood plan



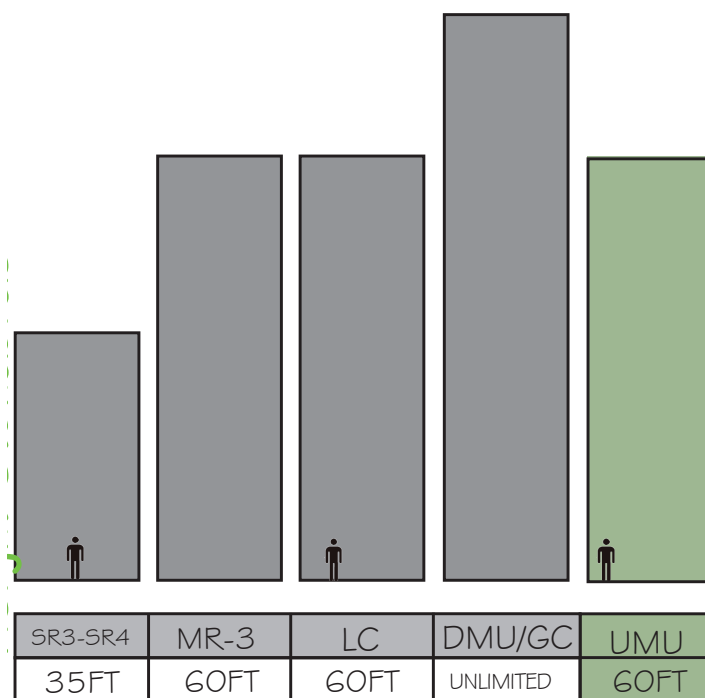
street pattern

87

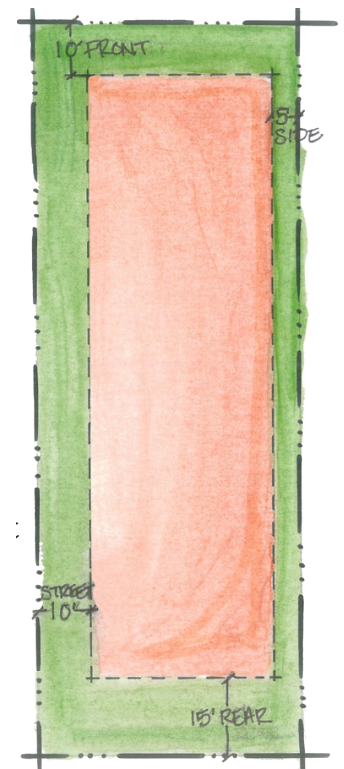
# Current Neighborhood Updates

## University Mixed Use Zoning District

The University Mixed Use Zoning District (UMU) was adopted into the City of Fargo Land Development Code in 2009. This district is different than any traditional residential zoning district previously held within the City of Fargo. This district allows a minimum density versus the maximum within other districts. The parking requirements are decreased, while the building coverage, building height, and design standards are increased. The UMU district also allows mixed-use development.



UMU Height Comparisons

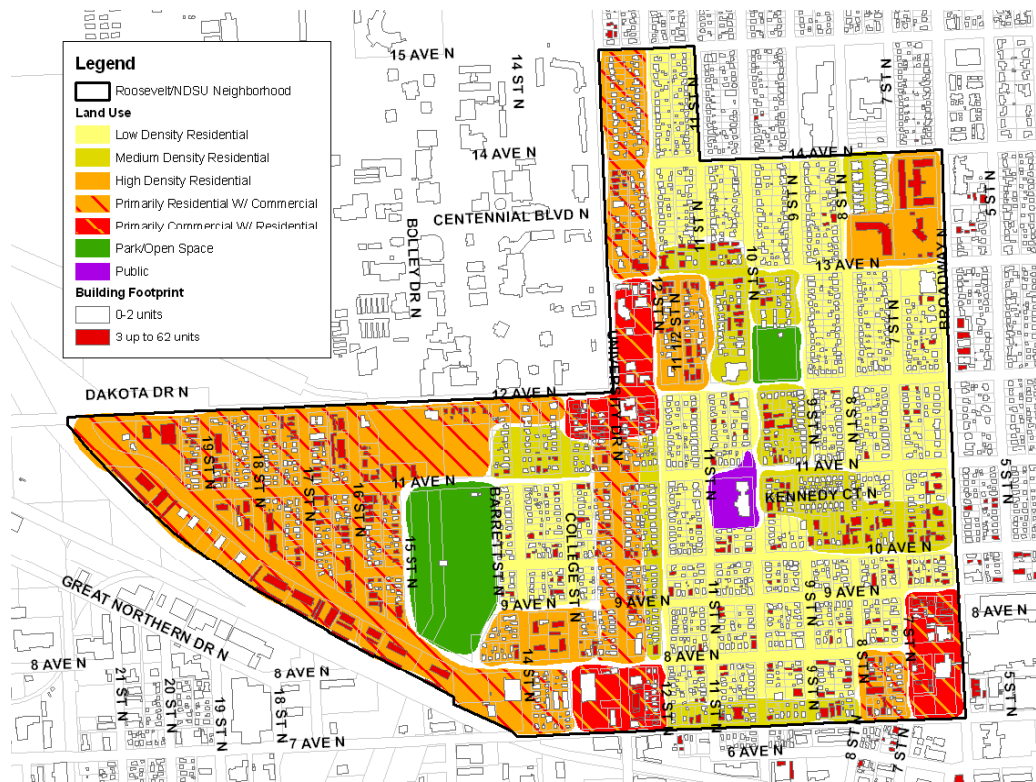


UMU Setbacks

# Current Neighborhood Updates

## Land Use Plan Update

The Roosevelt Neighborhood recently began a Land Use Plan update. This would change the existing primarily residential land uses of the neighborhood and mix them with higher density and mixed use properties. This process included multiple public input meetings when residents voiced concerns regarding these changes within the neighborhood. This land use plan update was indicated by the City of Fargo Department of Planning and Development.



# Current Neighborhood Updates

## Community Development Block Grant

The Roosevelt Neighborhood Association was granted the Community Development Block Grant in the last year. This grant is available for areas of low to moderate income and was developed for projects that addressed community development and aesthetic improvements. The association has used the grant so far for introductory signage into the neighborhood to help increase the sense of place which is lost with the proximity of the university.





# Current Neighborhood Updates

## Walkability Grant

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The Roosevelt Neighborhood Association was granted a Walkability Grant within the last year which was granted to various cities across the country at the same time. This grant was developed in order to address walkability issues within a neighborhood. Recipients are asked to evaluate their neighborhood through walkability assessments, address the problems, and work towards a solution and a more walkable neighborhood.

## NDSU Bicycle Connection

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With the addition of a downtown campus, NDSU is addressing alternative forms of transport for students. This project is working to develop a bicycle connection between main campus and the downtown buildings. A variety of different strategies are beginning to be investigated and a plan is anticipated in the fall of 2011.

# Typological Summary

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These case studies and supporting research were reviewed to find a variety of applications to the phrases community development and neighborhood revitalization. Each project included at least one of the goals of this thesis, economic development, housing growth, neighborhood pride, etc. Goals were accomplished in a variety of ways, each applying differently to the site in Fargo.



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Reviewing this group of case studies and other research has added to the variety of solutions to solve the problem. Each solution solved a certain problem held within the Roosevelt Neighborhood. Focus must be placed on the combination of these interventions and the ability to solve not one or two, but all of the design problems.

Pushing the design to include different elements each solving their own problem is the first step. The next step will then be to make them cohesively combine the interventions to make sense on a site.

# Historical Context

# Historical Context

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Fargo is a rapidly growing city, whether that is sprawl to the south or rebuilding from a history of tragic events. This rapid growth causes a variety of options for people looking to come into the area, but doesn't provide well to existing development. These existing developments provide a new home and great amenities close to the area, things that existing older developments can't necessarily compete with.



# Historical Context

The Planning and Development Department of the City of Fargo released its growth plan for the city in twenty and fifty year plans. These plans show a great deal of residential development, causing potential harm to the existing neighborhoods and the quality of life for their occupants.

This growth also provides opportunities for new commercial development, removing opportunities from the core of the city. This takes away from the vibrant hub of a downtown.





# Historical Context



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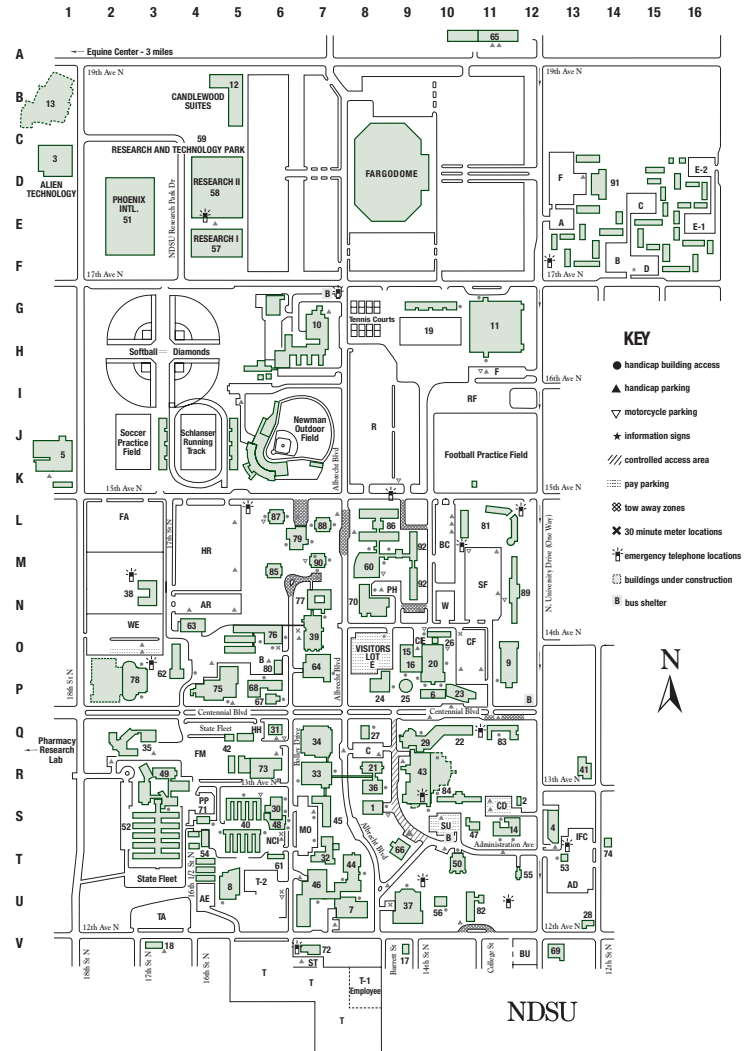
North Dakota State University, like the city encompassing it, is continuing to grow at a fast rate. NDSU has recently moved three departments to downtown buildings as there is no room for their development on campus. This development also added to the public life of the downtown as well as students' interaction with the community outside of campus.

NDSU's growth to buildings outside of campus borders will continue to affect development proposals, especially commercial. Out of four new mixed use developments built within the last year, NDSU now leases three of the four buildings' commercial floor (in-part or in-whole).

# Historical Context

## CAMPUS MAP NORTH DAKOTA STATE UNIVERSITY

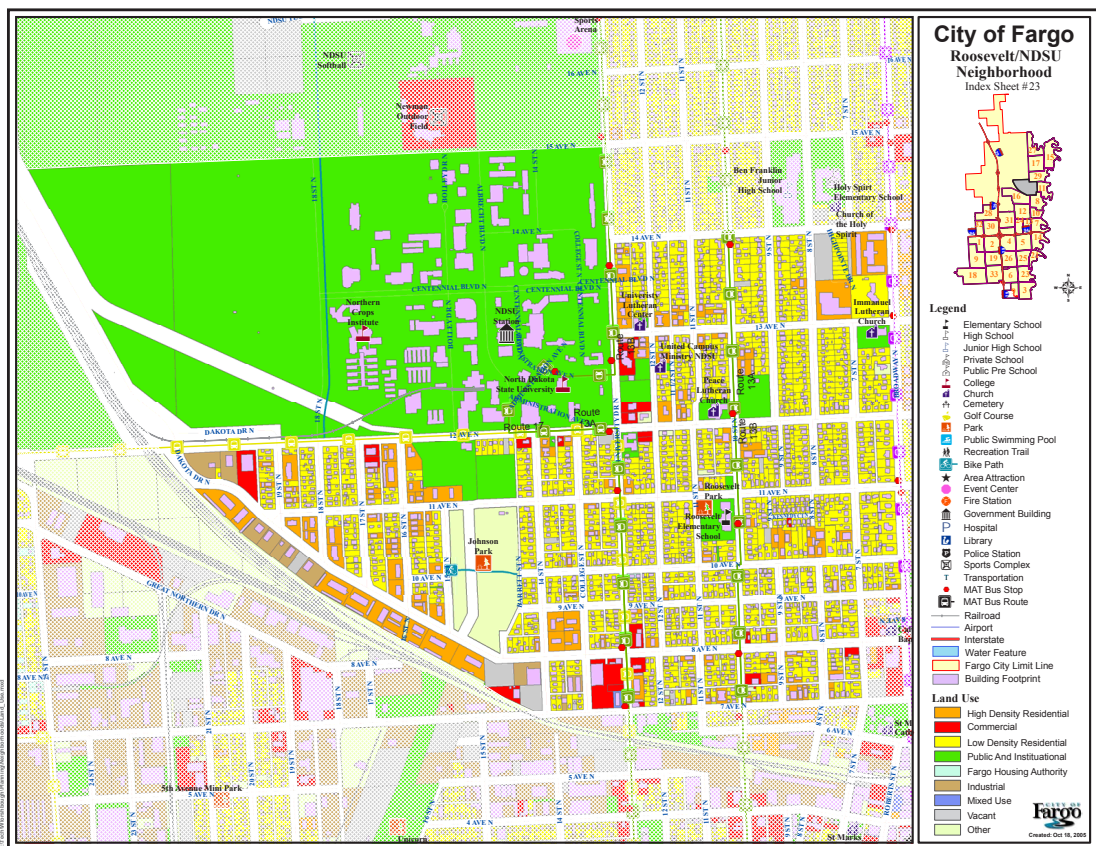
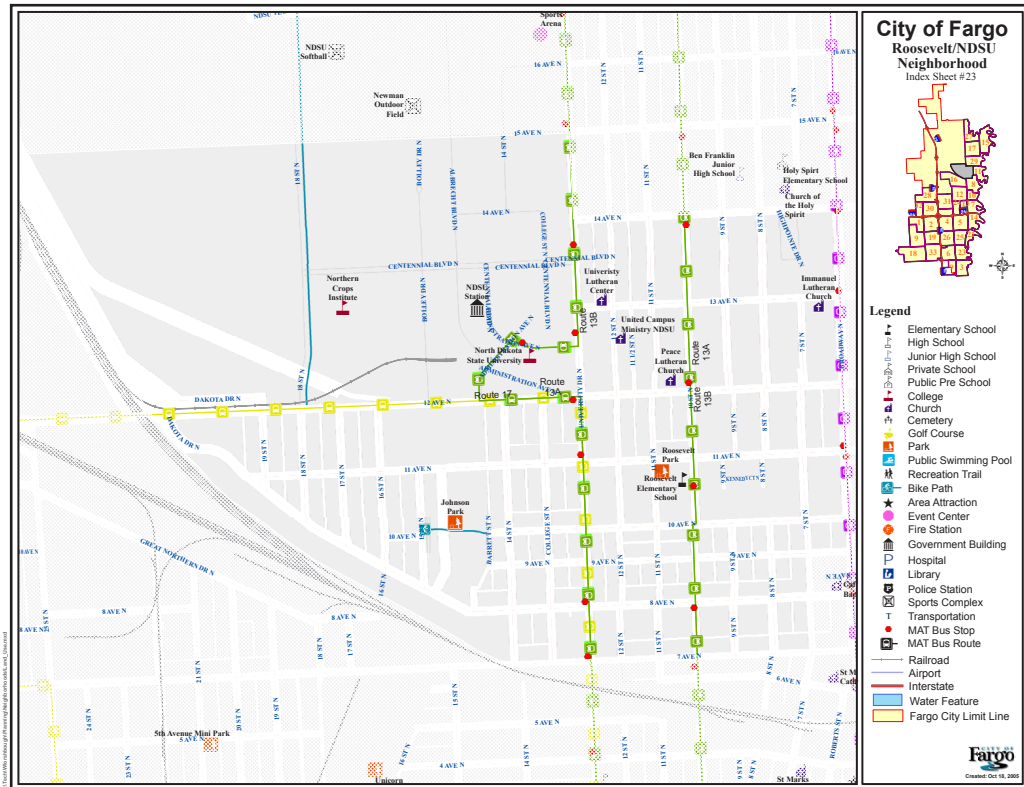
- 1 Agricultural and Biosystems Engineering
- 2 Alba Bales House (Family Studies Institute)
- 3 Alien Technology
- 4 Alumni, Development Center
- 5 Animal Nutrition and Physiology Center/Safety Office
- 6 Architecture and Landscape Architecture  
Art (see NDSU Downtown)
- 7 Askanae Hall (Little Country Theatre) (Reineke Fine Arts Center)
- 8 Auxiliary Enterprises (University Police)
- 9 Bontson/Bunker Fieldhouse (Athletics, HNES, ROTC)
- 10 Biosciences Research Laboratory
- 11 Bison Sports Arena (Athletic Media Relations, Athletics, Campus Recreation/Intramural, HNES)
- 12 Candlewood Suites
- 13 Center for Technology Enterprises
- 14 Ceres Hall—(Admission, Career Center, Cooperative Education, Counseling Center - Disability Services, Financial Services, International Programs, Multicultural Student Services, Orientation and Student Success, Registration and Records, TRIO Programs)
- 15 Civil and Industrial Engineering
- 16 Construction Management
- 17 Credit Union (Northland Educators)
- 18 **Criminal Justice and Public Policy (1616 12th Ave. N.)**
- 19 Decotah Field
- 20 Dolve Hall (Mechanical Engineering)
- 21 Dunbar Laboratories (Chemistry)
- 22 E. Morrow Lebedeff Hall (Human Development and Education)
- 23 Erly Hall (Architecture and Landscape Architecture)
- 24 Electrical and Computer Engineering
- 25 Engineering Center
- 26 Engineering Quonset
- 27 Engineering and Technology
- Equine Center (3 miles west of campus on 19th Ave. N.)**
- 28 Graduate Center
- 29 Katherine Kilbourne Burgum Family Life, 4-H Center (Education)
- 30 Harris Hall (Cereal Science)
- 31 Hastings Hall (Herbarium)
- 32 Heating Plant
- 33 Hultz Hall (Animal and Range Sciences, Entomology)
- 34 Industrial Agriculture and Communications Center (Computer Network, Computer Science, Industrial Agriculture, Information Technology Services, Upper Great Plains Transportation Institute)
- Johansen Hall (Seed Research, State Seed Dept.)
- 36 Ladd Hall (Chemistry)
- 37 Library
- 38 Living Learning Center
- 39 Loftsgard Hall (Biochemistry, Plant Sciences)
- 40 Lord and Burnham Greenhouses
- 41 Lutheran Student Center
- 42 Maintenance Buildings
- 43 Memorial Union (Varsity Mart)
- SU Metered Parking Lot
- 44 Minard Hall (Arts, Humanities and Social Sciences)
- 45 Morrill Hall (Ag Communication, Agribusiness and Applied Economics, Agricultural Administration) (Document Publishing Center)
- 46 Music Education Building (Festival Concert Hall) (Reineke Fine Arts Center)
- NDSU Downtown, 650 NP Avenue**  
(Architecture and Landscape Architecture, Tri-College, Visual Arts)
- 47 C.I. Nelson Building
- 48 Northern Crops Institute
- 49 Northern Crops Science Lab (sugar beets, sunflowers)
- 50 Old Main (Administration, Business Office, Student Affairs, University Relations)
- 51 Phoenix International
- 52 Plant Sciences Greenhouse
- 53 Post Office
- 54 Potato Research-Pesticide Storage
- 55 President's House
- 56 Putnam Hall (Business)
- 57 Research I
- 58 Research II
- 59 Research and Technology Park
- 60 Residence Dining Center
- 61 Residence Life Facility Services
- 62 Robinson Hall (Veterinary Research)
- 63 Service Center, Pilot Plant
- 64 Sheppard Arena
- 65 Skills and Technology Training Center
- 66 South Engineering (Physics)



- |                      |    |  |                         |    |  |
|----------------------|----|--|-------------------------|----|--|
| R6                   | 73 | Thorson Maintenance Center (Campus Parking, Facilities Management) | M7                      | 90 | Thompson Hall  |
| T14                  | 74 | United Campus Ministry   | E14                     | 91 | University Village                                   |
| P4                   | 75 | Van Es (Microbiological Sciences, Vet Science)                     | M9                      | 92 | Weible Halls (North and South)                       |
| O6                   | 76 | Waldron Laboratory (Agriculture, Soil Testing Lab, Statistics)     | <b>SELECTED OFFICES</b> |    |  |
| N7                   | 77 | Walster Hall (Agriculture)   | S11                     | 14 | Admission (Ceres Hall)                               |
| P2                   | 78 | Wellness Center (YMCA of NDSU)                                     | T10                     | 50 | Business Office (Old Main)                           |
| L6                   | 79 | West Dining Center   | S11                     | 14 | Career Center (Ceres Hall)                           |
| O6                   | 80 | Widakas Lab (Corn Seed House, Plant Sciences)                      | S11                     | 14 | Counseling Center - Disability Services (Ceres Hall) |
| <b>HOUSING UNITS</b> |    |  | L11                     | 81 | Dining Services (Bison Court)                        |
| L11                  | 81 | Bison Court  | T10                     | 50 | Human Resources (Old Main)                           |
| U10                  | 82 | Burgum Hall  | R6                      | 73 | Parking Office (Thorson Maintenance)                 |
| Q11                  | 83 | Churchill Hall   | S11                     | 14 | Registration and Records (Ceres Hall)                |
| S10                  | 84 | Dinan Hall   | L11                     | 81 | Residence Life (Bison Court)                         |
|                      |    |  | T10                     | 50 | Student Affairs (Old Main)                           |
|                      |    |  | S41                     | 14 | Student Financial Services (Ceres Hall)              |



# Historical Context



# Project Goals

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Thesis Project Goals  
Academic Goals  
Professional Goals  
Personal Goals

# Thesis Project Goals

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In producing this thesis and the completion of a well thought out document, I will find myself in great satisfaction. I hope to take research findings and design interventions to city officials, neighborhood members, and NDSU community members to assist with decisions on new development.

Completing this project while using two different design scales will also lead to my satisfaction. It is the bridging of the planning and landscape architecture fields that will create a successful project.

# Project Goals

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## Academic Goals

While completing an undergraduate degree, it is imperative to retain as much information as possible, to allow you to continue to the next phase be it graduate school or the professional world. The grade you receive, especially in studio classes, is not as important as the information that is retained and the work that is produced. The quality of product that is the terminus to a studio should justify one's satisfaction. It is also important to vary the course work. Staying within the norm or what is suggested won't allow you to branch out and acquire new concepts. Most professions work together in one way or another, and gaining exposure to those fields can be beneficial in the future.

## Professional Goals

Upon completion of my undergraduate degree, I hope to continue my education pursuing a masters degree in urban planning and landscape architecture some time in the near future. I will strive to work within a city government or consulting firm practicing both professions. Finally, I wish to return to the realm of academia and teach as a professor of landscape architecture in the university system.

## Personal Goals

Experiences within North Dakota State University and the Department of Architecture and Landscape Architecture have shaped me into the person I am today. I have taken every opportunity that was made available, a principle I wish to continue in the future. Opportunities open doors and introduce you to a variety of skilled people. Keeping my priorities straight will also be important as I move forward in life, remembering when my professional life takes the lead and always keeping those goals in mind.

# Site Analysis

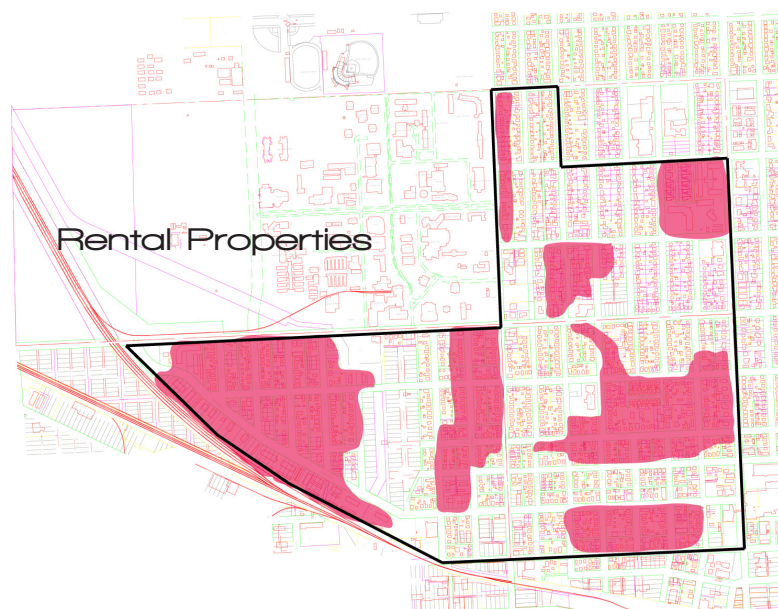
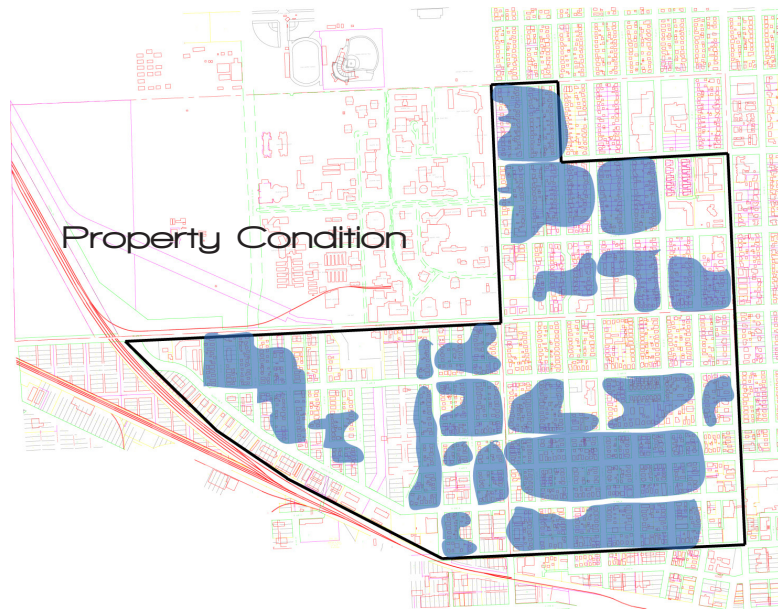
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Focus Areas  
Density Examples  
User Groups  
Important Players



# Focus Areas

After compiling data found from layer the City of Fargo GIS maps, areas of focus evolved. These areas were developed by identifying areas of high rental, poor property conditions, etc., which were overlaid to find the main project focus areas.



# Focus Areas

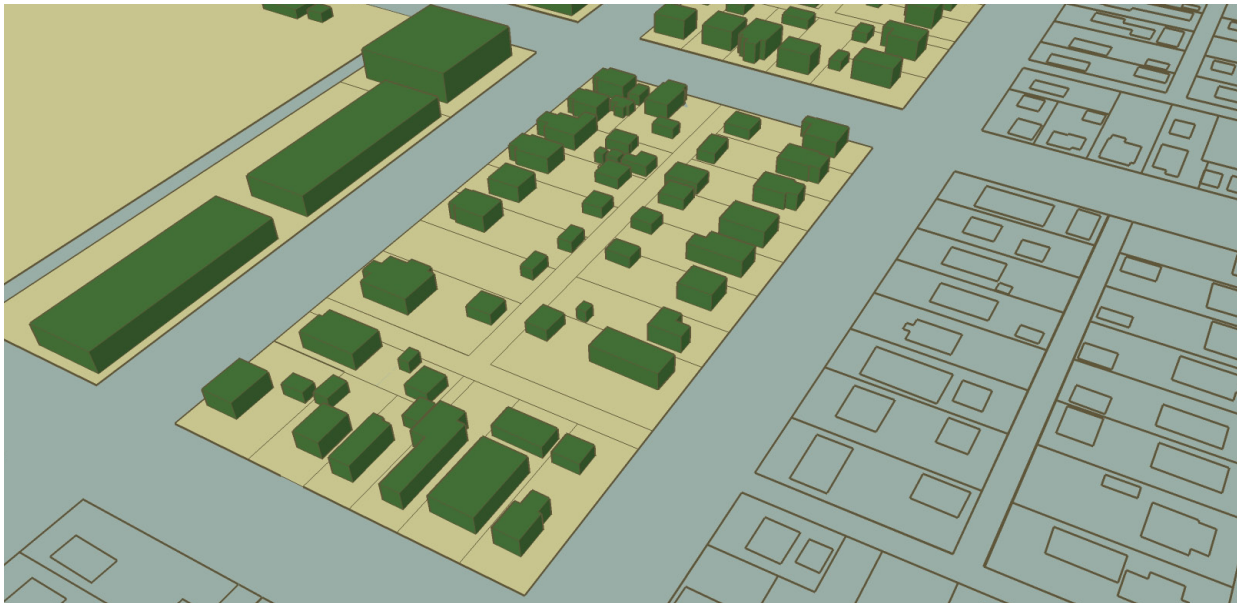


Focus areas are circled here in this mapping exercise. These areas were found when multiple maps were layered together.



# Density Examples

With information gathered from independent studies and the Density Catalog, an exercise was done to find the allowable densities within the Roosevelt Neighborhood. A variety of densities was found to be available, and was broken down into five categories; 5- 10 Units/acre, 10-20 units/acre; 20-50 units/acre, 50-100 units/acre, and 100+ units/acre. These examples were studied in plan, 3D modeling, and potential housing type.



5-10 Units Per Acre  
4.72 Acres  
25 Units  
5 Units Per Acre

35% Building Coverage  
5.4 Units/Acre Max  
35' Building Height max  
No Open Space Requirements  
2.25 Parking Stalls Per Unit





# Density Examples

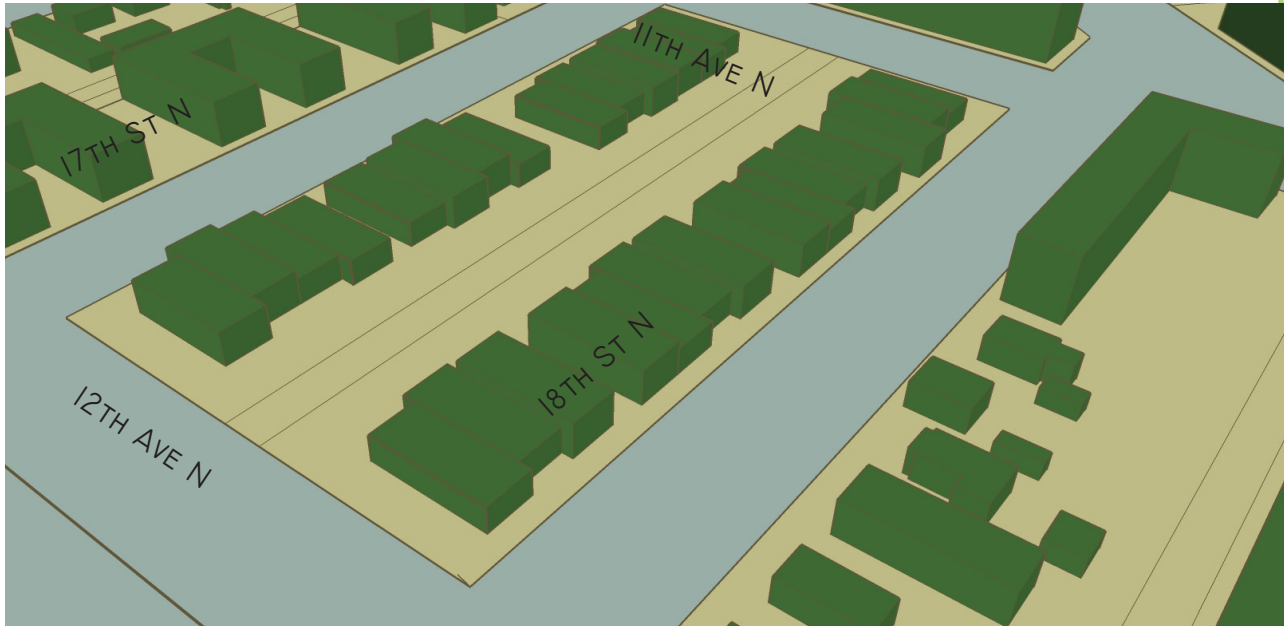


10-20 Units Per Acre  
4.71 Acres  
99 Units  
19 Units Per Acre

SR-4 to MR-2 Zoning Districts  
35% Building Coverage  
12.1 - 20 Units/Acre Max  
35' Building Height max  
35% Open Space  
2.25 Parking Stalls Per Unit



# Density Examples



20-50 Units Per Acre

4.56 Acres

152 Units

33 Units Per Acre

MR-3/UMU Zoning Districts

35%/75% Building Coverage

24Max/18Min Units/Acre

35'/60' Building Height max

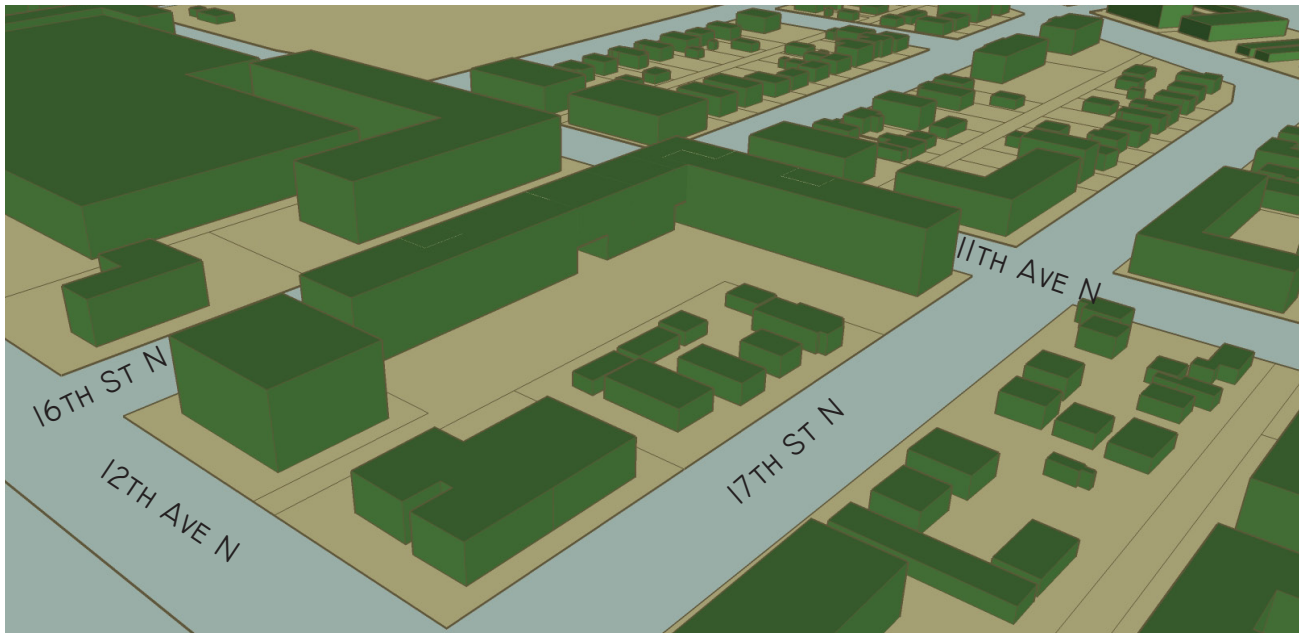
35% Open Space (MR-3)

2.25 Parking Stalls Per Unit/

1.25 Parking Stalls Per Unit



# Density Examples

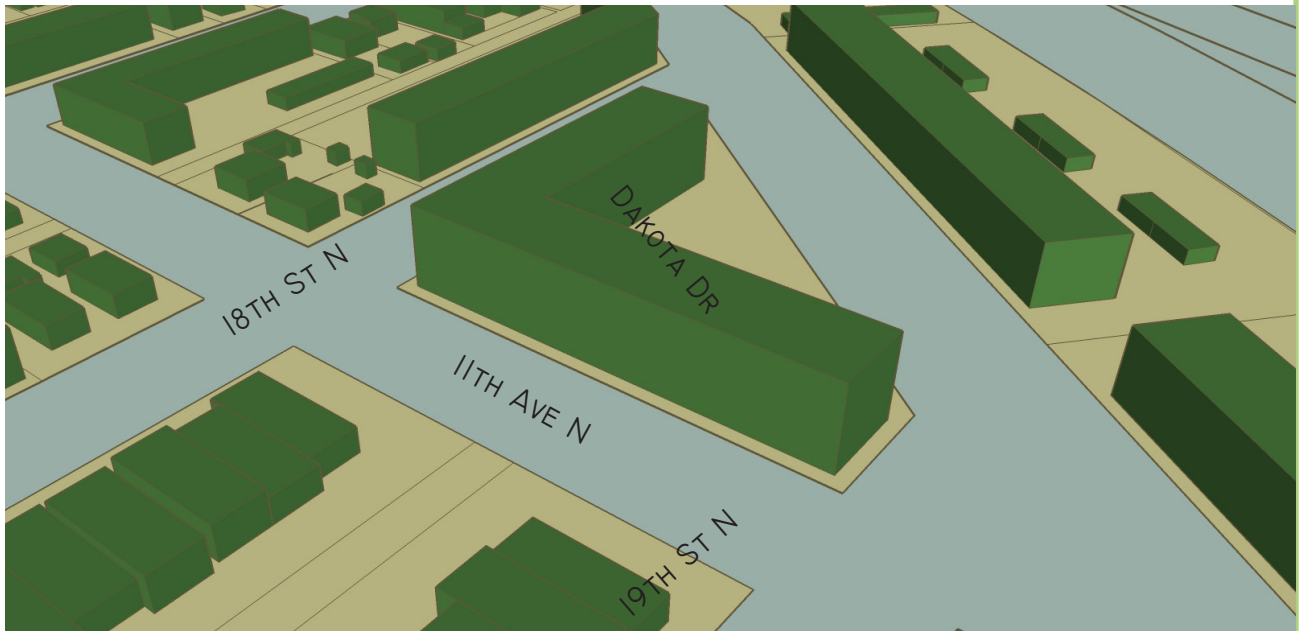


50-100 Units Per Acre  
4.56 Acres  
250 Units

UMU Zoning District  
75% Building Coverage  
18 Units Per Acre Minimum  
60' Building Height max  
1.25 Parking Stalls Per Unit

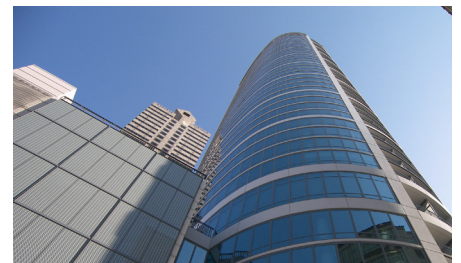


# Density Examples



100+ Units Per Acre  
1.66 Acres  
200 Units  
127 Units Per Acre

UMU Zoning District  
75% Building Coverage  
18 Units Per Acre Minimum  
60' Building Height max  
1.25 Parking Stalls Per Unit



# User Groups

When moving forward with this design, it was important to define the user groups within the neighborhood. The residents and visitors were broken down into three different groups to be compared by their length of stay and invested interest in the neighborhood.



## Student

- Renter
- Consumer
- Alternative Transportation
- Short-Lived Rental Life



## Family

- Home-Owner
- Consumer
- Vehicle
- Long Neighborhood Stays
- Pride in Place

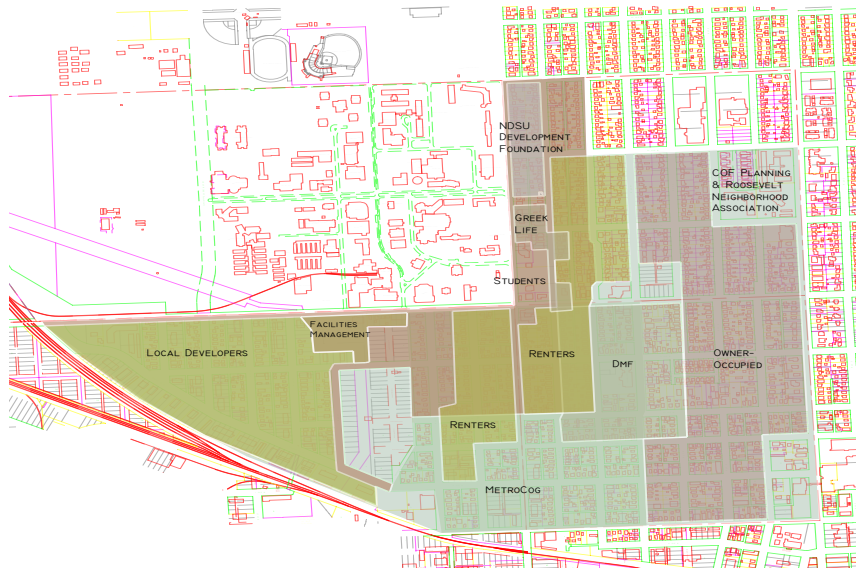
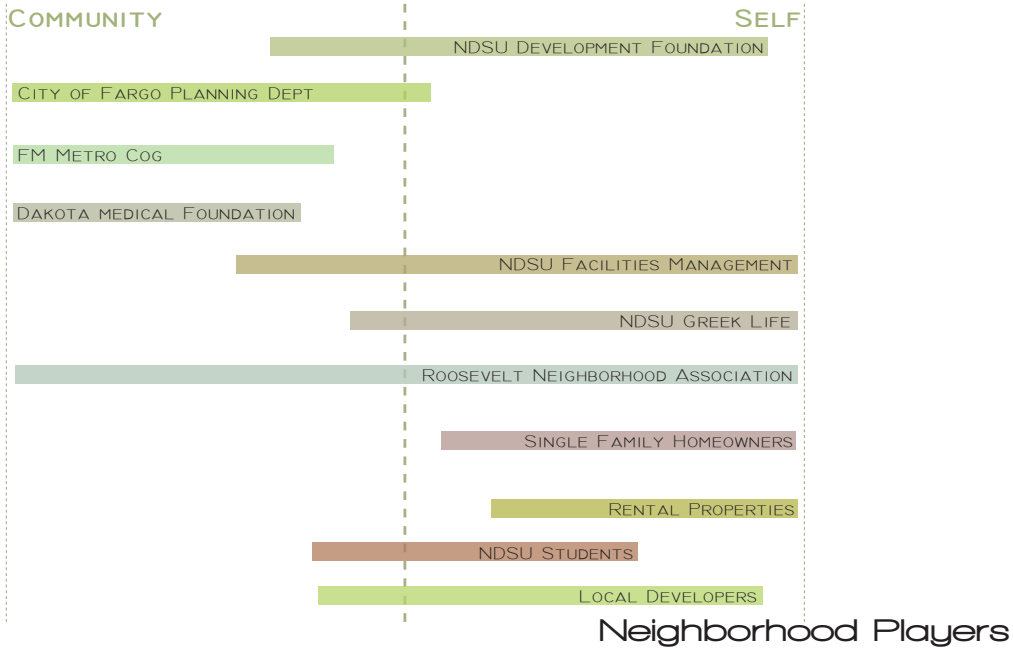


## Commuters

- Neighborhood Visitors
- Consumer
- Vehicle



# Important Players



Player Distribution

With the abundant activity by different groups in the neighborhood it became important to define who had active roles and who they had invested interest in, themselves or the community. These two graphics illustrate which groups are involved in the neighborhood, where their interest lies and what areas of the neighborhood they are involved with.

# Design Elements

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Digital Presentation Graphics  
Thesis Display Boards



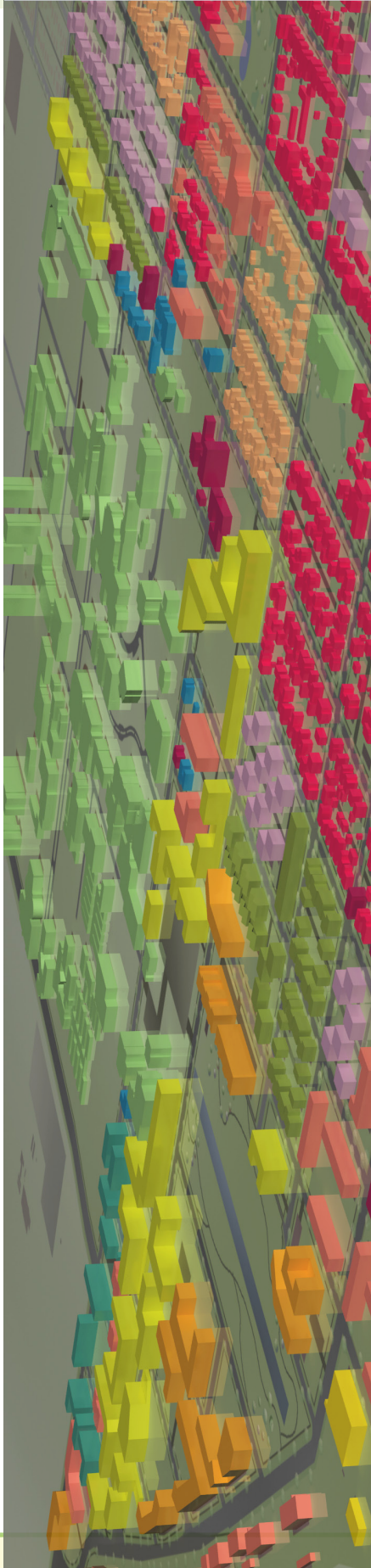
# Digital Presentation Graphics

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The following pages provide graphics of a digital thesis presentation in the sequential order of which they were presented.

Project Focus Areas

- Density Redevelopment
- Land Use Improvements
- Bicycle Circulation
- Pedestrian Circulation
- Large Lot Parking
- Street Parking
- Open Space Design
- Vehicular Circulation
- Zoning Regulations
- Commercial Development



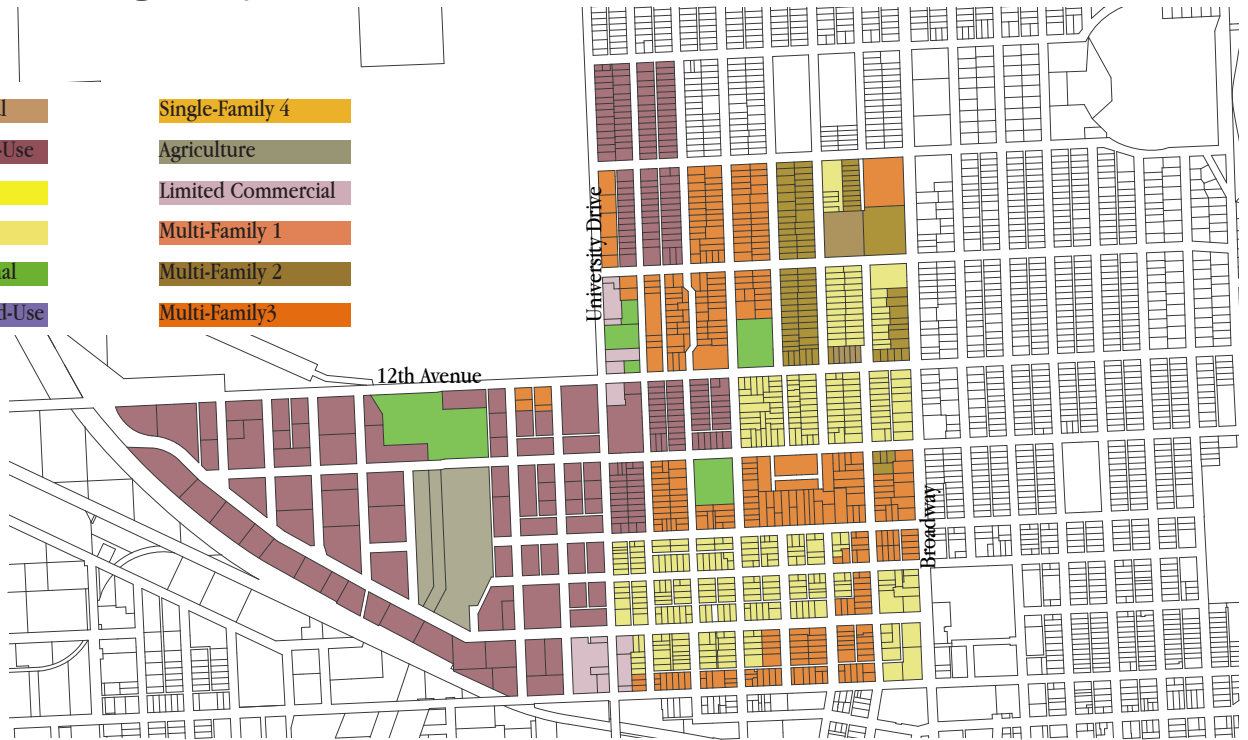
## Project Focus Areas

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- Density Redevelopment
- Land Use Improvements
- Bicycle Circulation
- Pedestrian Circulation
- Large Lot Parking
- Street Parking
- Open Space Design
- Vehicular Circulation
- Zoning Regulations
- Commercial Development

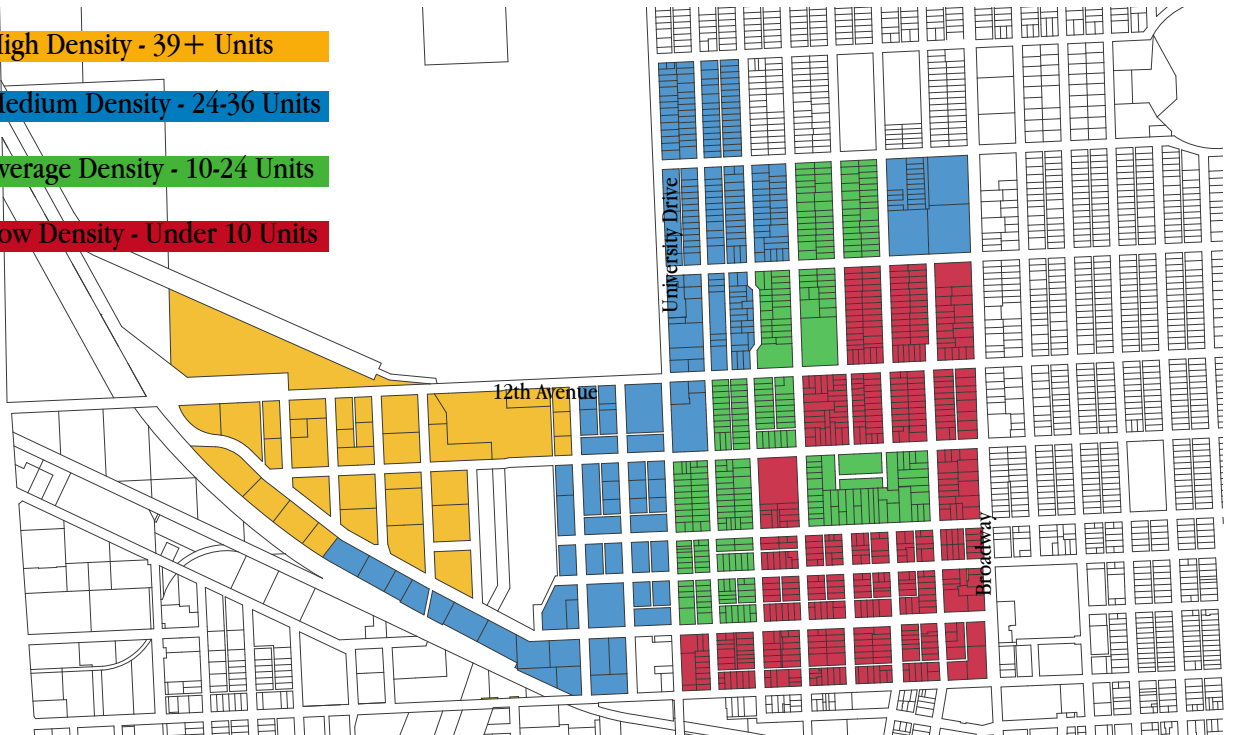
## Proposed Zoning Map

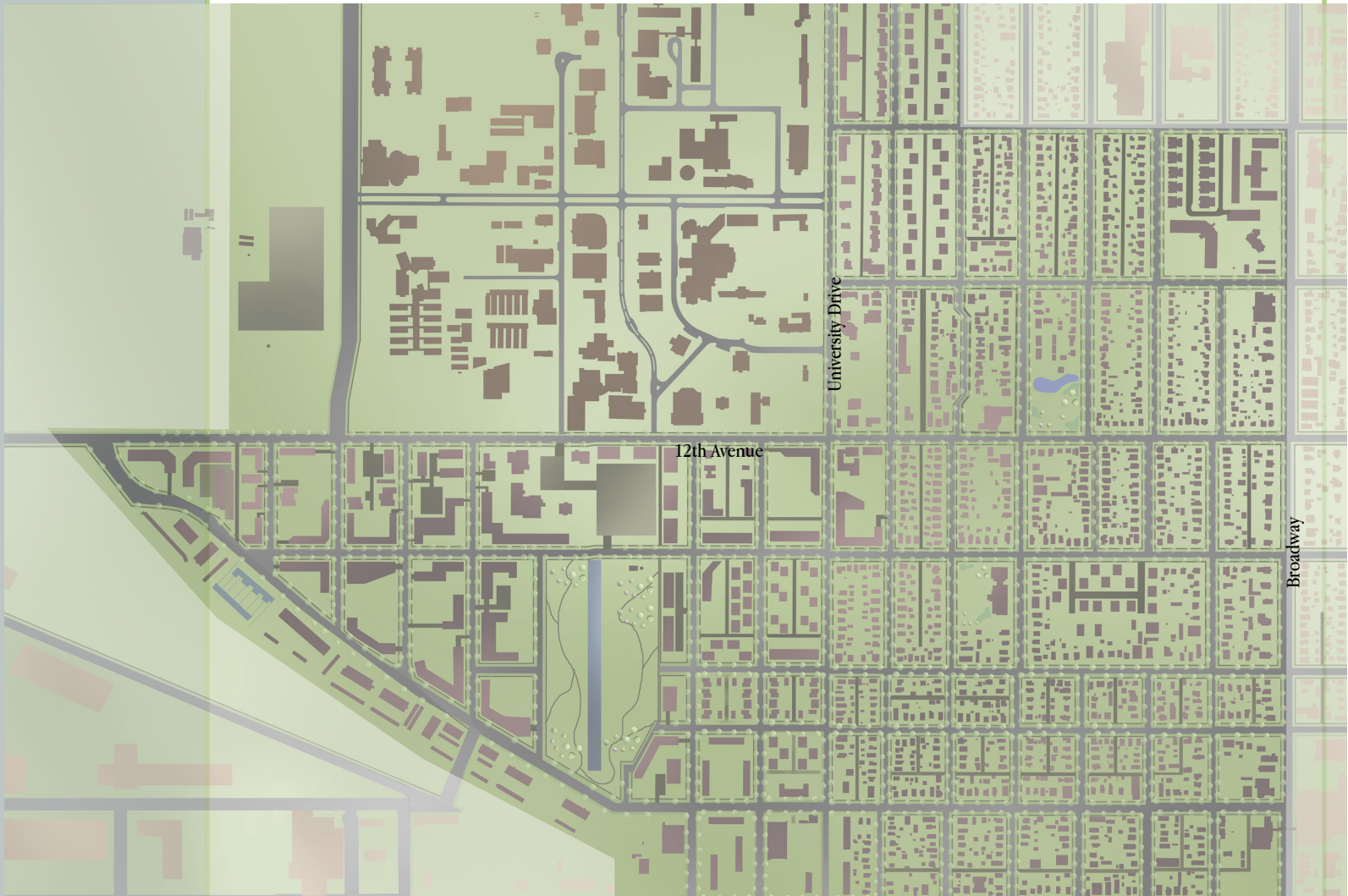
|                      |                    |
|----------------------|--------------------|
| Limited Industrial   | Single-Family 4    |
| University Mixed-Use | Agriculture        |
| Single-Family 2      | Limited Commercial |
| Single-Family 3      | Multi-Family 1     |
| Public/Institutional | Multi-Family 2     |
| Downtown Mixed-Use   | Multi-Family 3     |



## Proposed Density Map

|                               |
|-------------------------------|
| High Density - 39+ Units      |
| Medium Density - 24-36 Units  |
| Average Density - 10-24 Units |
| Low Density - Under 10 Units  |





## Neighborhood Master Plan

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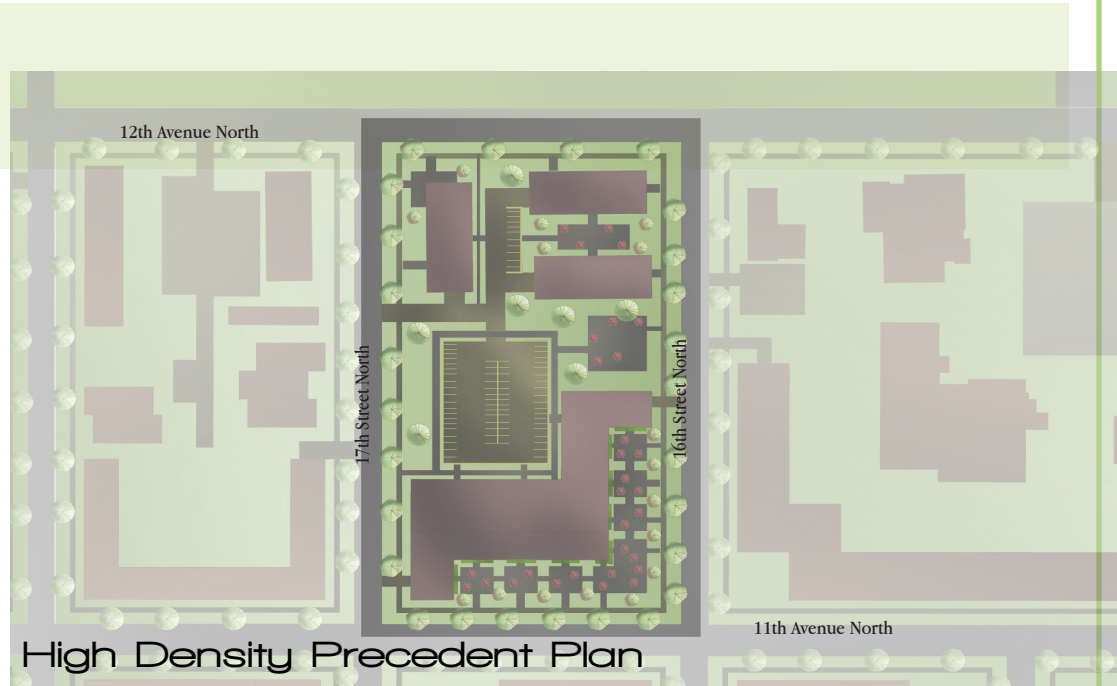
This master plan set the development for this thesis project. It outlines areas of potential development and a proposed lay out for the area.





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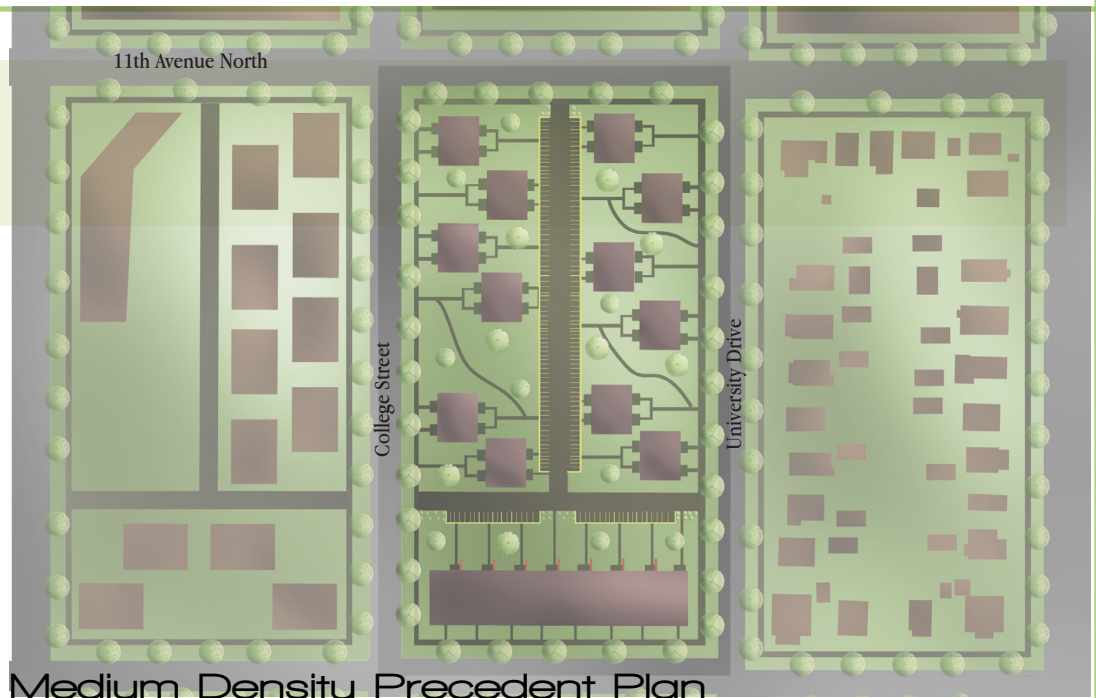
Density precedents were created to serve as examples for future development. These precedents were broken down into 4 categories; high density, medium density, average density, and low density. An example of each density would be shown in perspective and plan



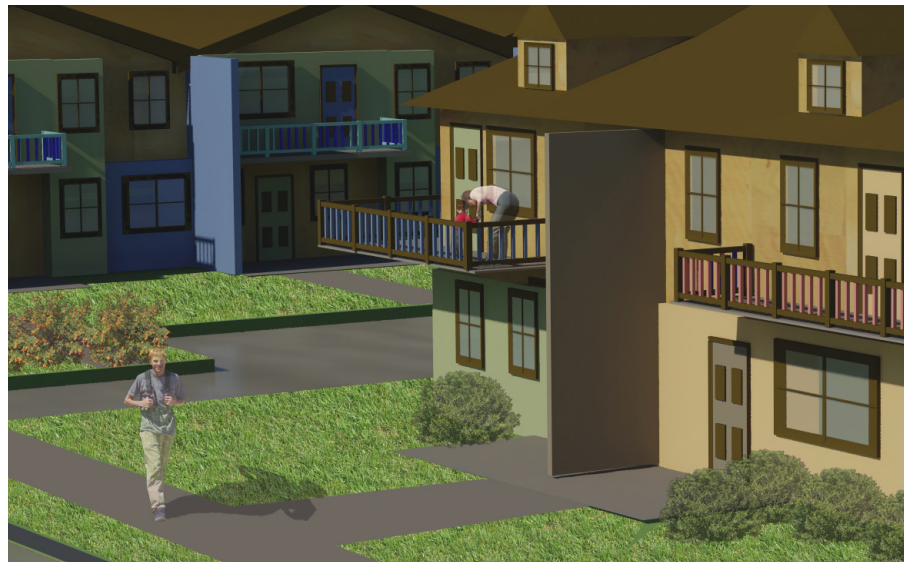
**High Density - Over 36 Units Per Acre - 17th Street Precedent**

- Density**  
49 Units per Acre
- Land Use/Building Typology**  
3 to 5 Stories of apartment style residential
- Mixed Use Potential**  
Mixed Use Development - Office and Retail - 1-2 Levels
- Allowable Zoning Districts**  
University Mixed Use
- Building Coverage**  
55% (75% Allowed)
- Parking Requirements**  
102 Stalls Provided (1.25 Stalls/Unit)
- Building Heights**  
50' - 60' (60' Maximum)





Medium Density Precedent Plan



**Medium Density - 24-36 Units per Acre - College Street Precedent**

**Density**

27 Units per Acre

**Land Use/Building Typology**

Row Houses, Big Houses, Low/Mid Rise Apartments

**Mixed Use Potential**

Potential for 1 Level of Office or Retail

**Allowable Zoning Districts**

University Mixed Use

**Building Coverage**

45% (75% Allowed)

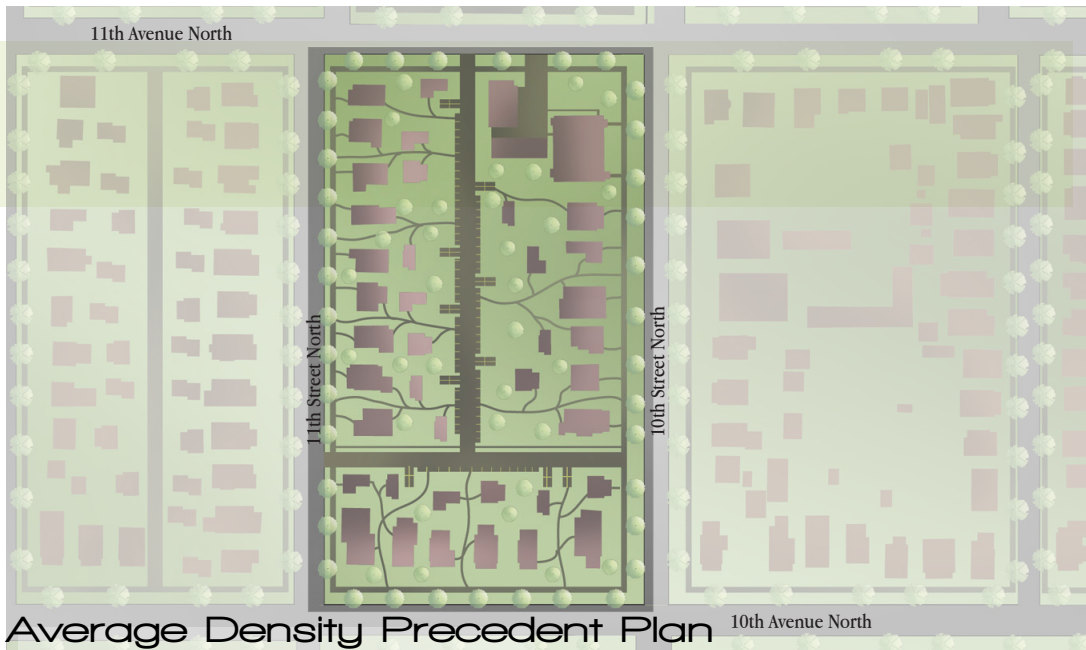
**Parking Requirements**

55 Stalls Provided (1.25 Stalls/Unit)

**Building Heights**

48' - 24' (60' Maximum)





**Average Density - 10-24 Units per Acre - 12th Street Precedent**

**Density**

15 Units per Acre

**Land Use/Building Typology**

Alley Houses, Granny Flats, Row Houses

**Mixed Use Potential**

Potential for 1 Level of Office or Retail

**Allowable Zoning Districts**

University Mixed Use (18 Units and Over) or SR-3 to MR-3

**Building Coverage**

42% (75% Allowed in UMU - 45% in SR - 35% in MR)

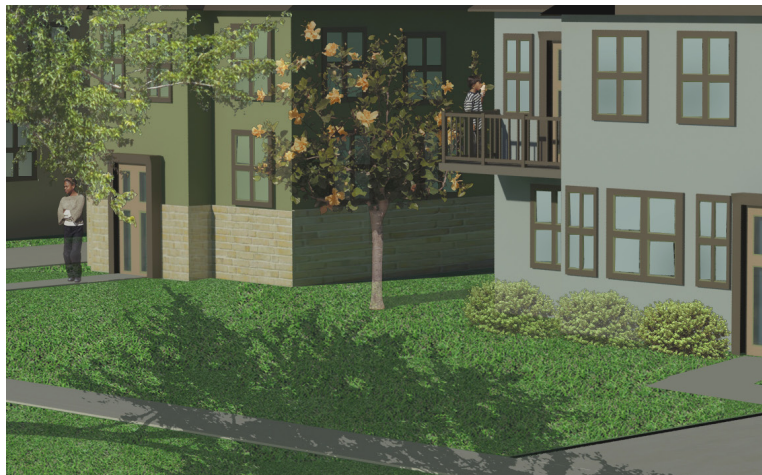
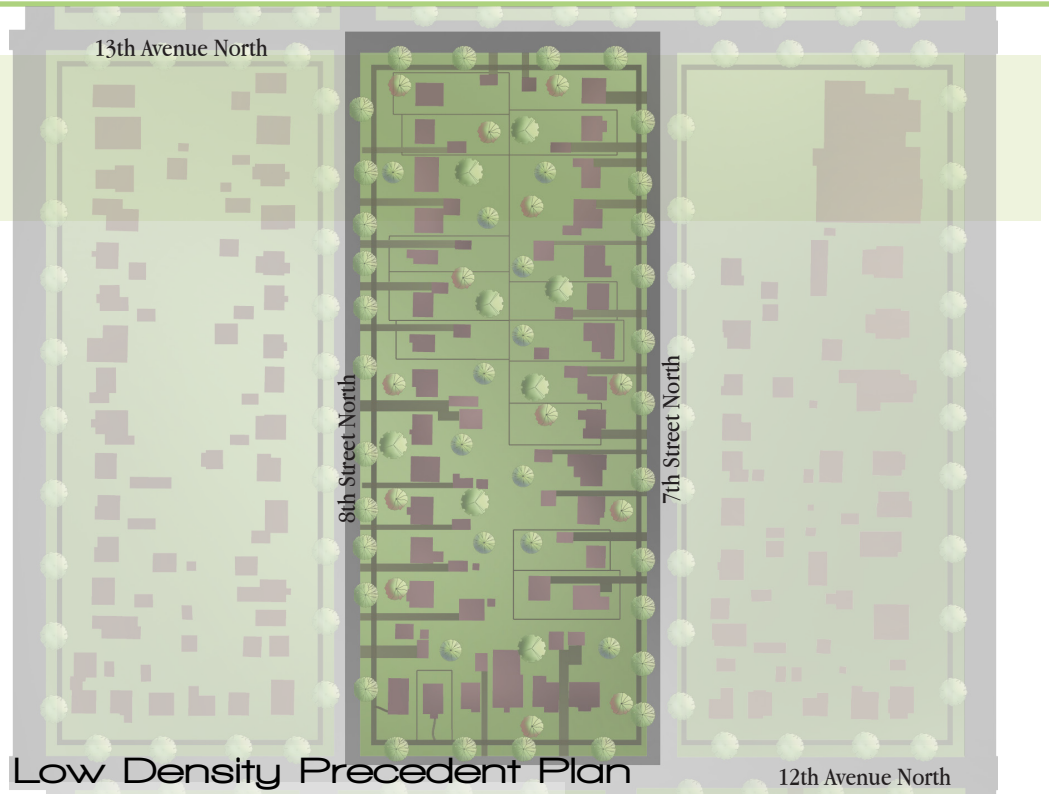
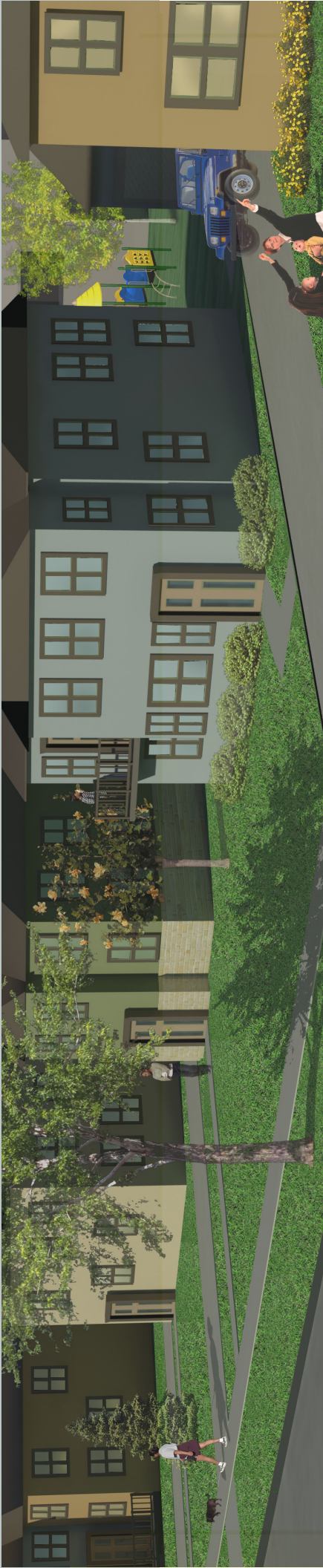
**Parking Requirements**

52 Stalls Provided (1.25 Stalls in UMU or 2.25 in SR/MR)

**Building Heights**

18' - 36' (60' Maximum in UMU - 35' in SR/MR)





**Low Density - Under 10 Units per Acre - 8th Street Precedent**

**Density**

7 Units per Acre

**Land Use/Building Typology**

Single Family, Duplex

**Mixed Use Potential**

Not Applicable

**Allowable Zoning Districts**

SR-1 to SR-3 (Single-Family Zoning)

**Building Coverage**

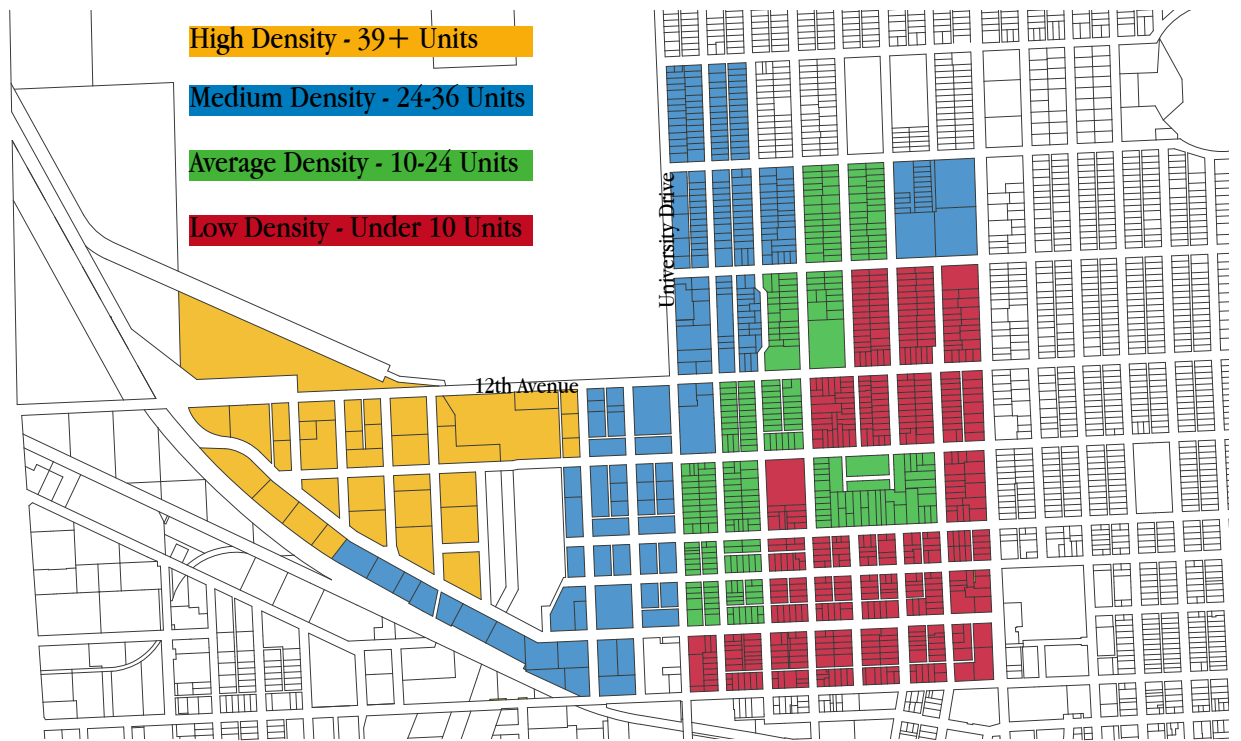
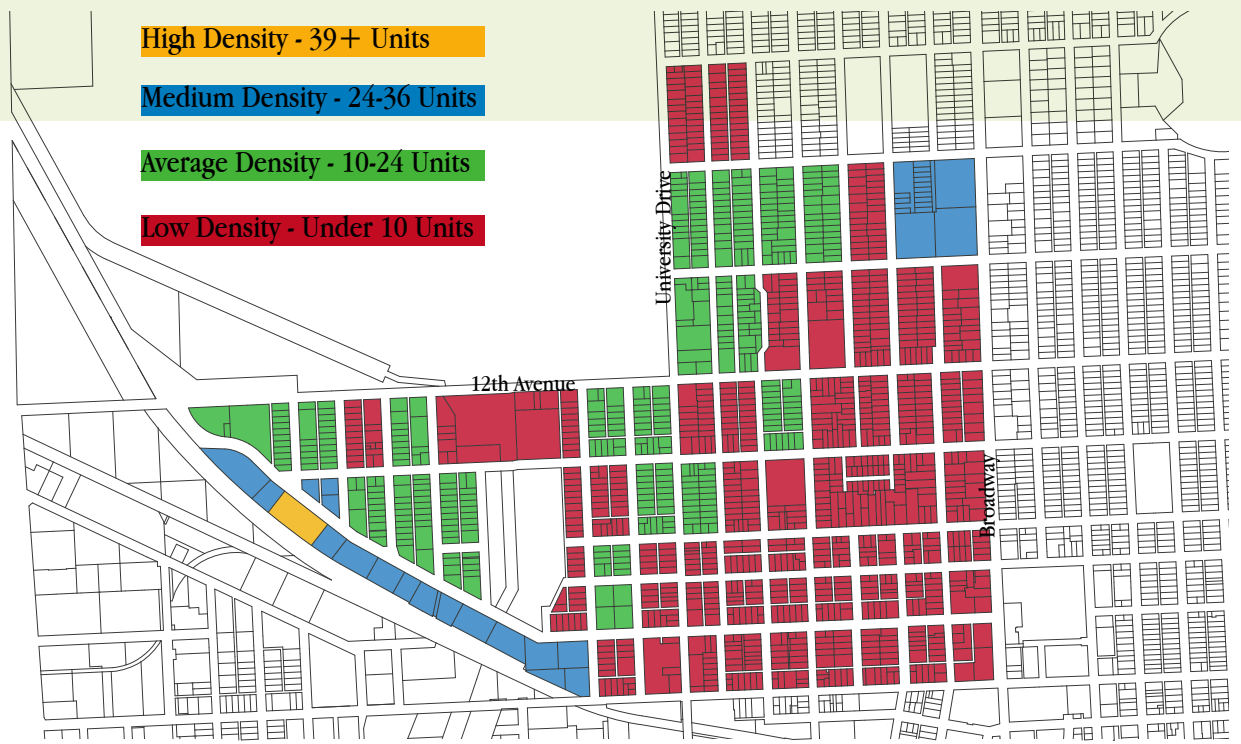
38% (25% in SR-1 - 30% in SR-2 - 30% in SR-3)

**Parking Requirements**

64 Stalls Provided (2.25 Stalls/Unit)

**Building Heights**

18' - 24'(35' Maximum)



Comparisons between existing and proposed densities are shown here.



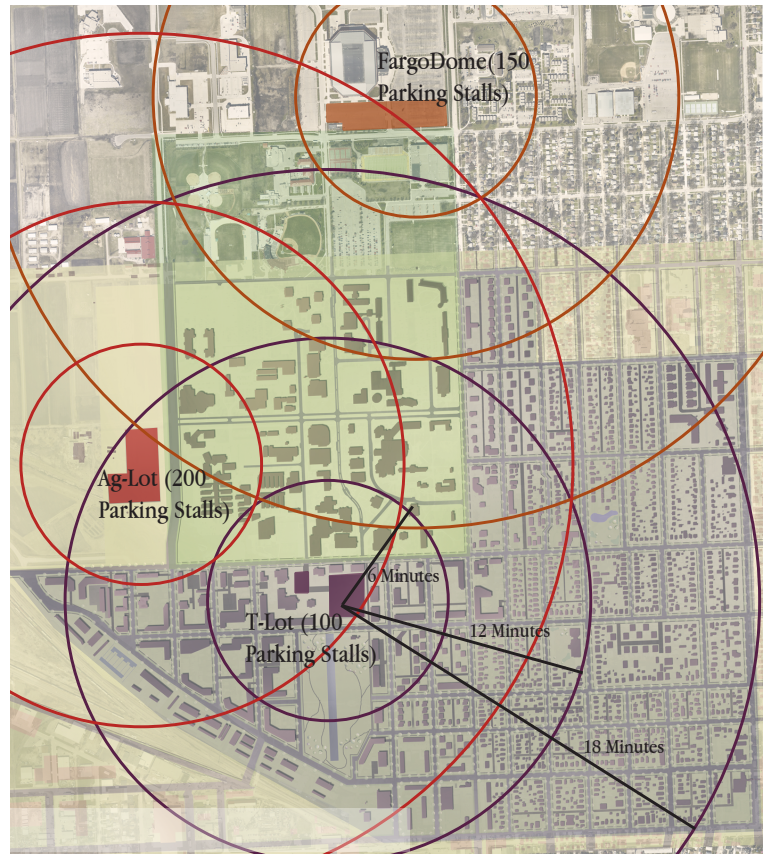


This map was a graphic study of the vehicular circulation throughout the neighborhood. Obvious high traffic areas include the one-way pair and the newly redeveloped 12th Avenue Corridor.





Existing Large Lot Parking



Proposed Large Lot Parking

Comparisons between existing large lot parking areas and the redevelopment of proposed parking areas. An additional parking area is proposed on the western edge of campus, replacing existing parking from T Lot. This would free up developable land for the addition of new buildings.



Street Parking Locations

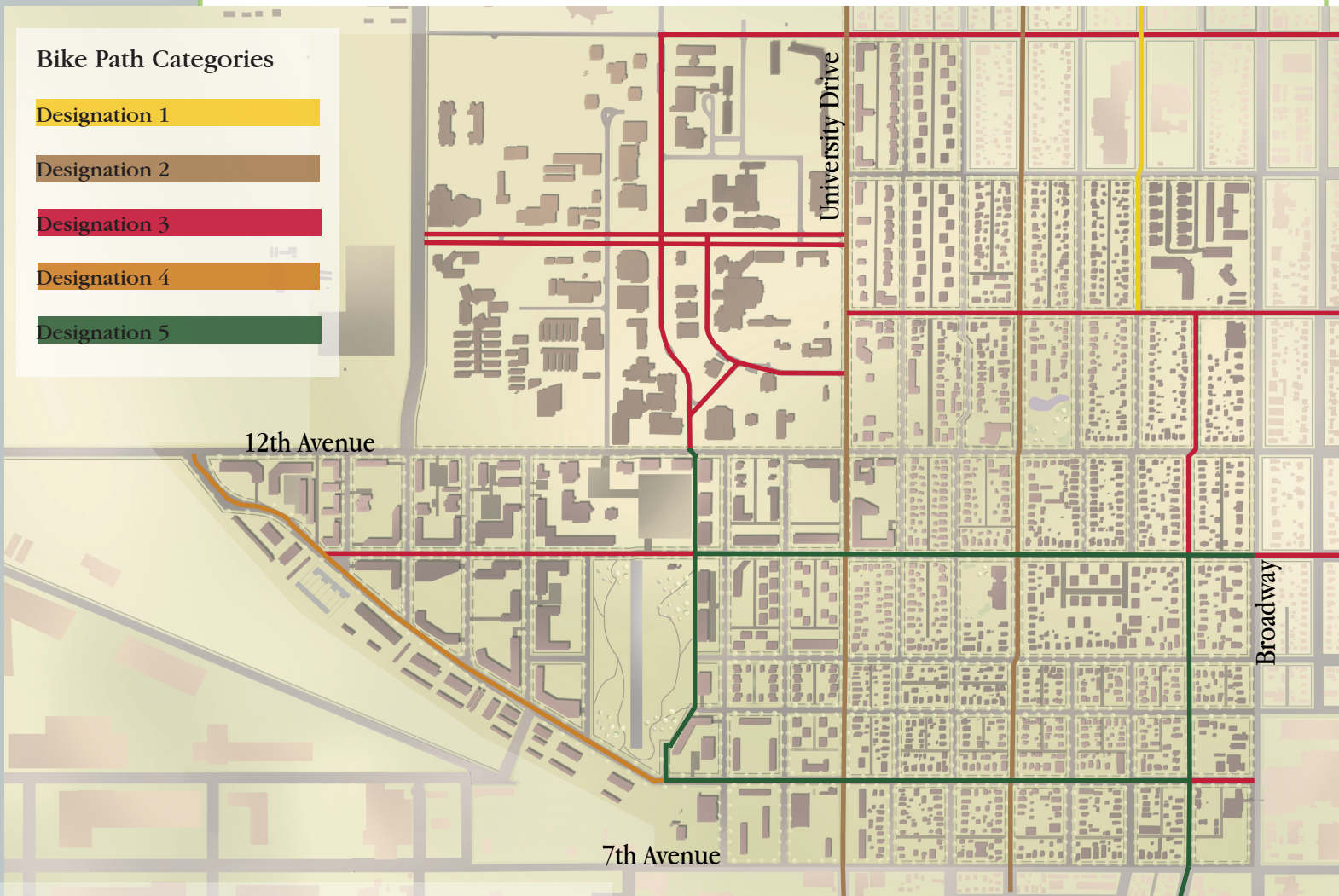
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A map locating proposed street parking locations was generated to investigate areas of additional unrestricted and restricted street parking zones.



### Bike Path Categories

- Designation 1 
- Designation 2 
- Designation 3 
- Designation 4 
- Designation 5 



### Bicycle Circulation

To increase bicycle connectivity through the neighborhood and between NDSU's main and downtown campuses, bicycle routes needed to be created. This map outlines the proposed available on road facilities within the neighborhood. Designations one through five are described in the following pages and define which types of on road facilities are available.



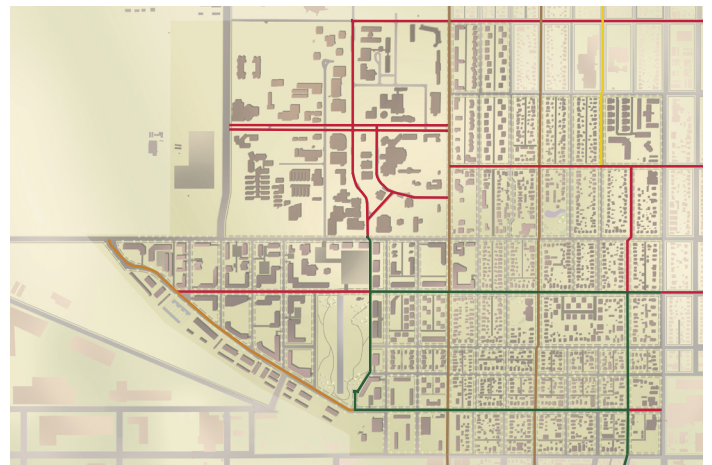
### Bicycle Designation 1

- Shared Lane Facility
- Narrow Lane Streets
- 2 Driving/Bicycling Lanes
- Marked Pavement
- Bike Path Signage



### Bicycle Designation 2

- One Way Bike Facility
- One Way Corridors
- 2 Driving Lanes
- 1 Bicycle Lane
- Marked Pavement
- Bike Path Signage
- Colored Bike Lane

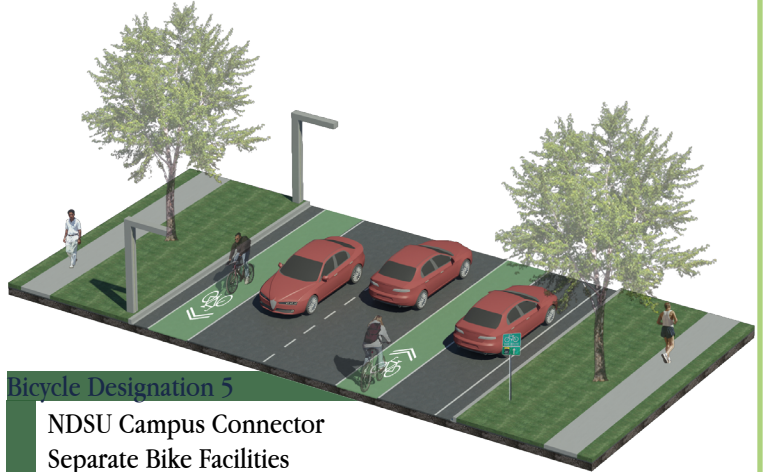






**Bicycle Designation 3**

- Separate Bike Facilities
- Parking on One Side
- 2 Driving Lanes
- 2 Bicycling Lanes
- Marked Pavement
- Bike Path Signage
- Colored Bike Lanes



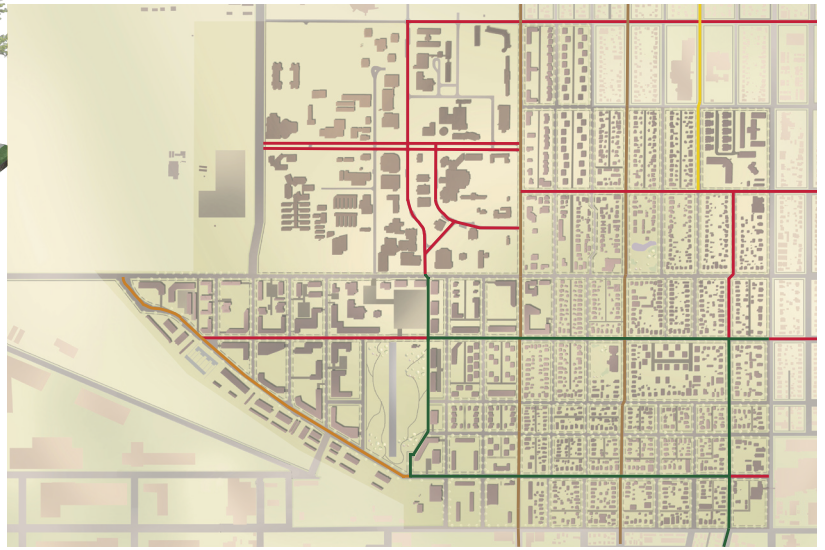
**Bicycle Designation 5**

- NDSU Campus Connector
- Separate Bike Facilities
- Parking on One Side
- 2 Driving Lanes
- 2 Bicycling Lanes
- Marked Pavement
- Bike Path Signage
- Colored Bike Lanes
- Lighted Bike Path Designators



**Bicycle Designation 4**

- Separate Bike Facilities
- Parking on Both Sides
- 2 Driving Lanes
- 2 Bicycling Lanes
- Marked Pavement
- Bike Path Signage
- Colored Bike Lanes







Formal Pedestrian Circulation



Informal Pedestrian Circulation

Investigations into bicycle and vehicular circulation patterns have opened opportunities within the neighborhood, but pedestrian movement can't be forgotten. These maps take a look into formal and informal pedestrian circulation in the neighborhood

University Drive



- Public/Institutional
- Mixed Use Office
- Mixed Use Commercial
- High Rise Apartments
- Low Rise Apartments
- Commercial - Service
- Commercial - Manufacturing
- Big House
- Fraternity
- Row House
- Group Living
- Alley House
- Single Family/Conversion

This land use map brought many of the design concepts together. This map provides a look into what the neighborhood could become.

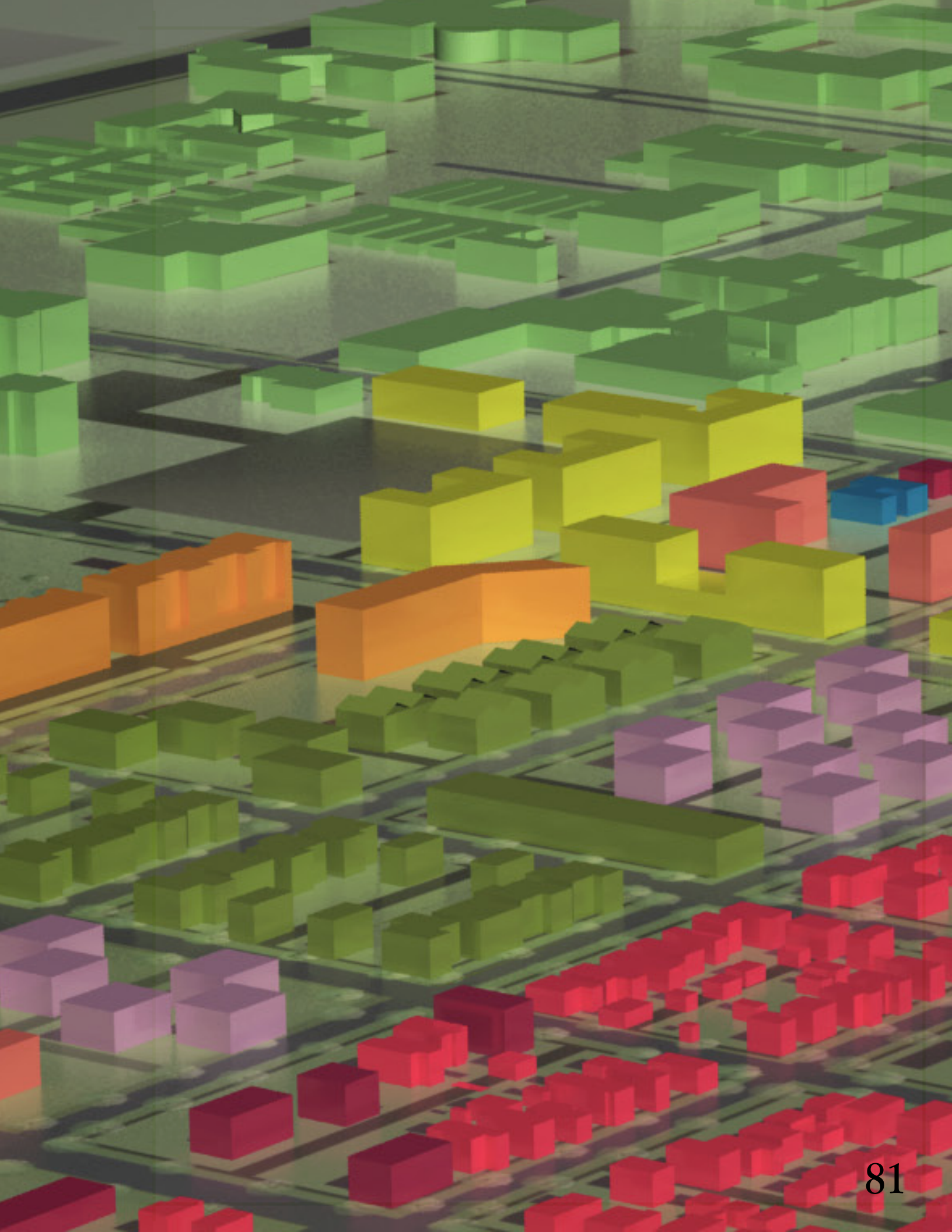




- Public/Institutional
- Mixed Use Office
- Mixed Use Commercial
- High Rise Apartments
- Low Rise Apartments
- Commercial - Service
- Commercial - Manufacturing
- Big House
- Fraternity
- Row House
- Group Living
- Alley House
- Single Family/Conversion

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A section through the neighborhood reveals spacial relationships through the city with the mix of densities and land uses.



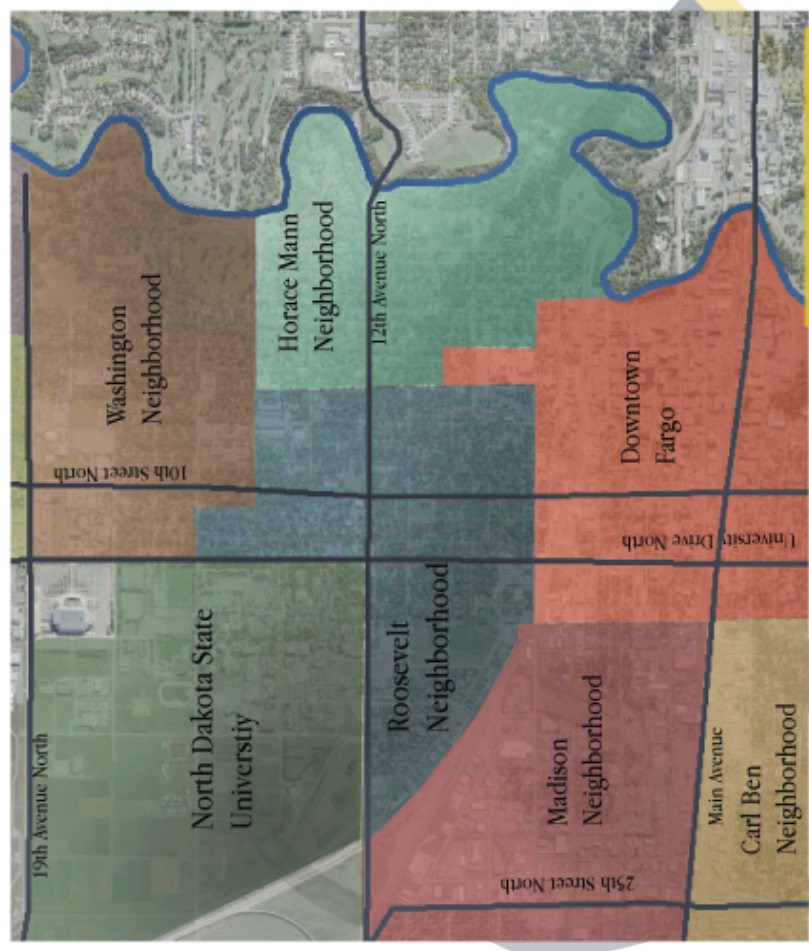
# Thesis Presentation Boards

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The following pages include the display boards which were plotted and displayed for the Department of Architecture and Landscape Architecture's Annual Thesis Presentation Show.



# Community Fabrication



Neighborhood Context Map

What causes neighborhood degradation in a place with healthy proximities? How can the cause of the disinvestment, be it social, spatial, or economic, be redirected to produce a thriving neighborhood. Which reinvestments create a strong sense of community?

The Roosevelt Neighborhood is located within the City of Fargo, North Dakota. The neighborhood is one of the oldest in the city, with a 2004 population estimate of 8,273 residents.

The neighborhood divides two thriving entities, Downtown Fargo and the North Dakota State University Campus. While these two areas continue to grow, Roosevelt Neighborhood is headed for a decline in some aspects. Many families are leaving the area, while college students fill their residences.

The median housing age for the area is 89 years old (built in 1921). This wide range of housing ages and types provides a diverse housing stock. Land Use for the neighborhood is covered with residential, however, residential types are mixed throughout. Many blocks include mid rise apartments, duplexes, and single family units. With the age of the neighborhood, quality housing stock has begun to decline.

Roosevelt Neighborhood also houses its own elementary school, one of the oldest in the city. The character of the building adds a staple landmark to the neighborhood. With a decline in the number of single family residents, the school has seen a drop in student numbers with the threat of closing looming.

There are current initiatives happening within the neighborhood. A new zoning district, University Mixed Use, has been introduced within the last year, allowing for higher density and increased development standards. This allows a higher concentration of people in an aesthetically pleasing area. The active Roosevelt Neighborhood Association has also initiated projects within the neighborhood to add to the community's sense of place and overall aesthetic.



1st Lot NDSU Parking



LUMU High-Rise Development



Declining Housing Stock



Historic Housing



Mid-Rise Apartment Development



Single Family Residences



Roosevelt Elementary



Roosevelt Park



The Bison Turf - Commercial



Sun Mart Foods - Commercial



# Focus Areas

Density Redevelopment

Land Use Improvements

Bicycle Circulation

Pedestrian Circulation

Large Lot Parking

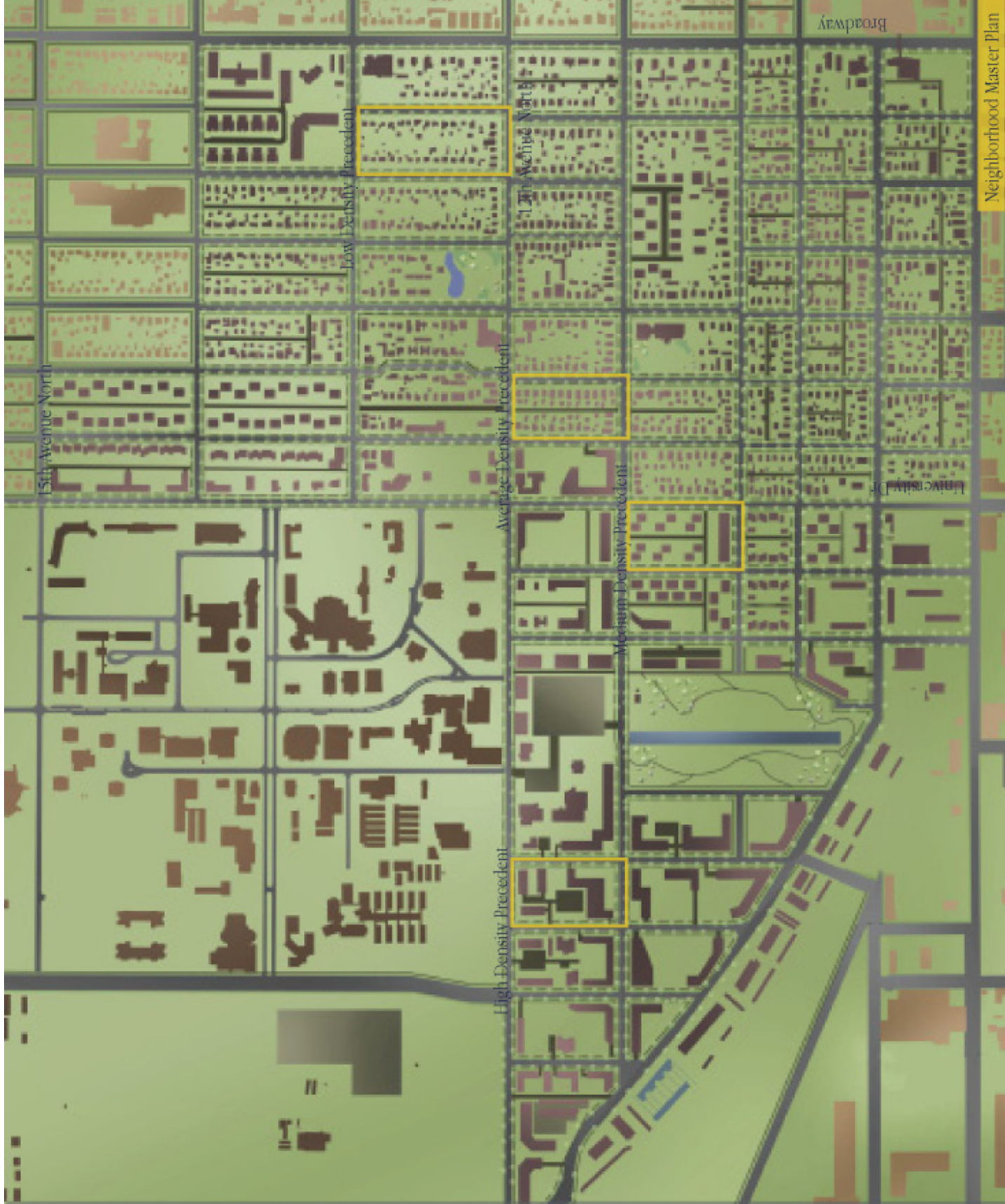
Street Parking

Open Space Design

Vehicular Circulation

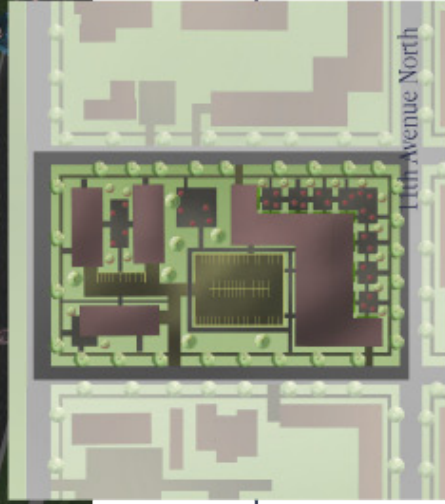
Zoning Regulations

Commercial Development



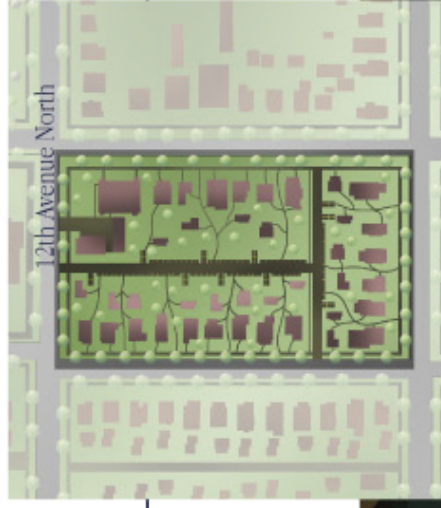


## High Density 39+ Units Per Acre



This High Density Percent provides 49 units per acre. The highest densities are achieved with 3-5 stories of apartment style housing. This percent also includes mixed-use commercial and office development. This block is zoned University Mixed-Use

This Average Density Precedent contains 15 units per acre. This density is achieved with small single family lots hold single or duplex style housing. Alley homes or row housing will also allow this type of density. This block is zoned University Mixed-Use and can be used for densities over 18 units per acre. MR, Multi-Dwelling Zoning may also be used with increased parking requirements.



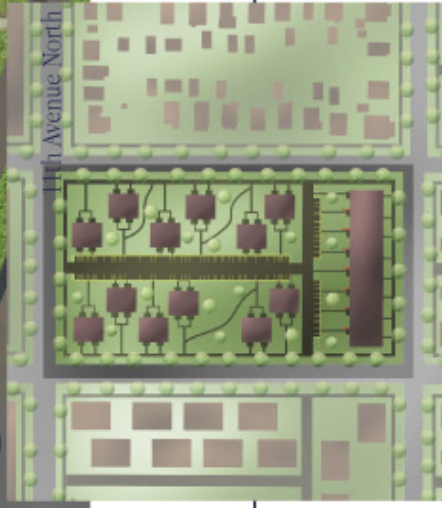
## Average Density 10 to 24 Units Per Acre



Medium Density 24 to 39 Units Per Acre



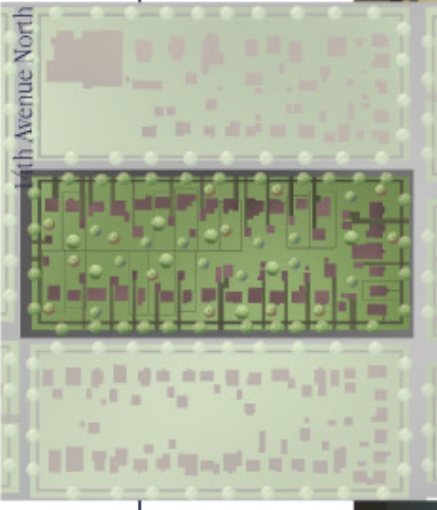
The Medium Density Precedent accommodates 27 units per acre. This density is achieved by multi level row houses and big houses as well as low-rise and mid-rise apartment structures. Multi-Level structures provide for increased green space for this area. This block is zoned University Mixed-Use



The Low Density Precedent is comprised of 7 units per acre. Single-Family homes with attached or detached garages allow for this density. SR-4, Single-Family Zoning is used for this precedent, and requires increased on site parking over University Mixed-Use.



Low Density Less than 10 Units Per Acre





# Neighborhood Bicycle Circulation

## Bike Path Categories

- Designation 1
- Designation 2
- Designation 3
- Designation 4
- Designation 5



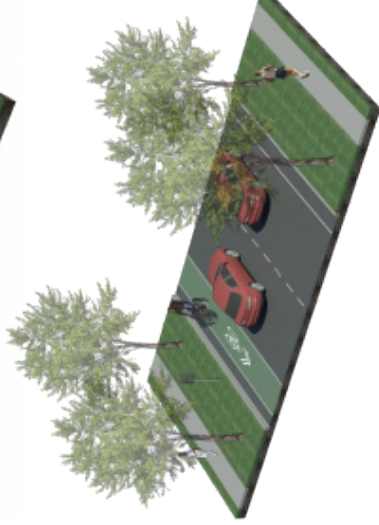
### Bicycle Designation 1

- Shared Lane Facility
- Narrow Laned Streets
- 2 Driving/Bicycling Lanes
- Marked Pavement
- Bike Path Signage



### Bicycle Designation 2

- One Way Bike Facility
- One Way Corridors
- 2 Driving Lanes
- 1 Bicycle Lane
- Marked Pavement
- Bike Path Signage
- Colored Bike Lane



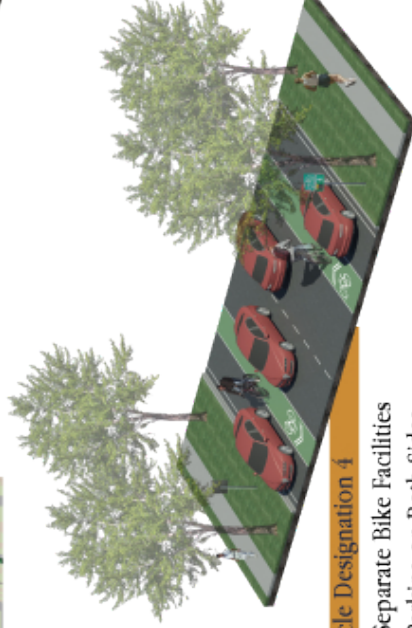
### Bicycle Designation 3

- Separate Bike Facilities
- Parking on One Side
- 2 Driving Lanes
- 2 Bicycling Lanes
- Marked Pavement
- Bike Path Signage
- Colored Bike Lanes



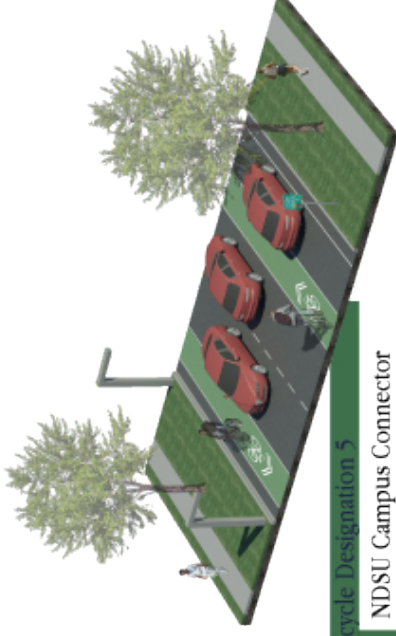
### Bicycle Designation 4

- Separate Bike Facilities
- Parking on Both Sides
- 2 Driving Lanes
- 2 Bicycling Lanes
- Marked Pavement
- Bike Path Signage
- Colored Bike Lanes



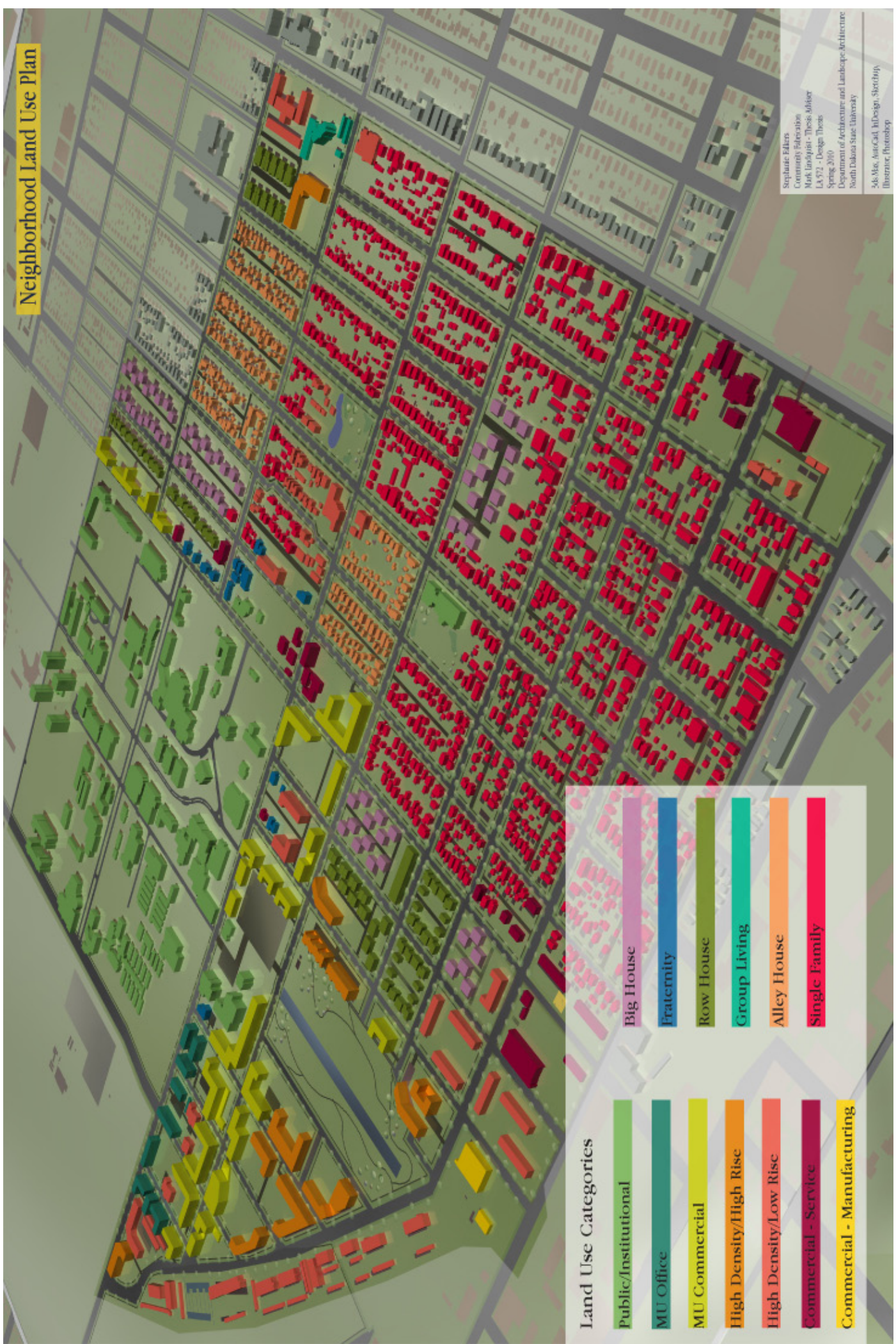
### Bicycle Designation 5

- NDSU Campus Connector
- Separate Bike Facilities
- Parking on One Side
- 2 Driving Lanes
- 2 Bicycling Lanes
- Marked Pavement
- Bike Path Signage
- Colored Bike Lanes
- Lighted Bike Path Designators





# Neighborhood Land Use Plan



Sepahat Eilers  
Community Fabrication  
Mark Landispiet - Thesis Advisor  
LA 572 - Design Thesis  
Spring 2010  
Department of Architecture and Landscape Architecture  
North Dakota State University  
346 Mac, AISCad, InDesign, SketchUp  
Illustrator, Photoshop

# Personal Information



# Personal Information

"We must not build housing,  
We must build communities"

-Michael Burton



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