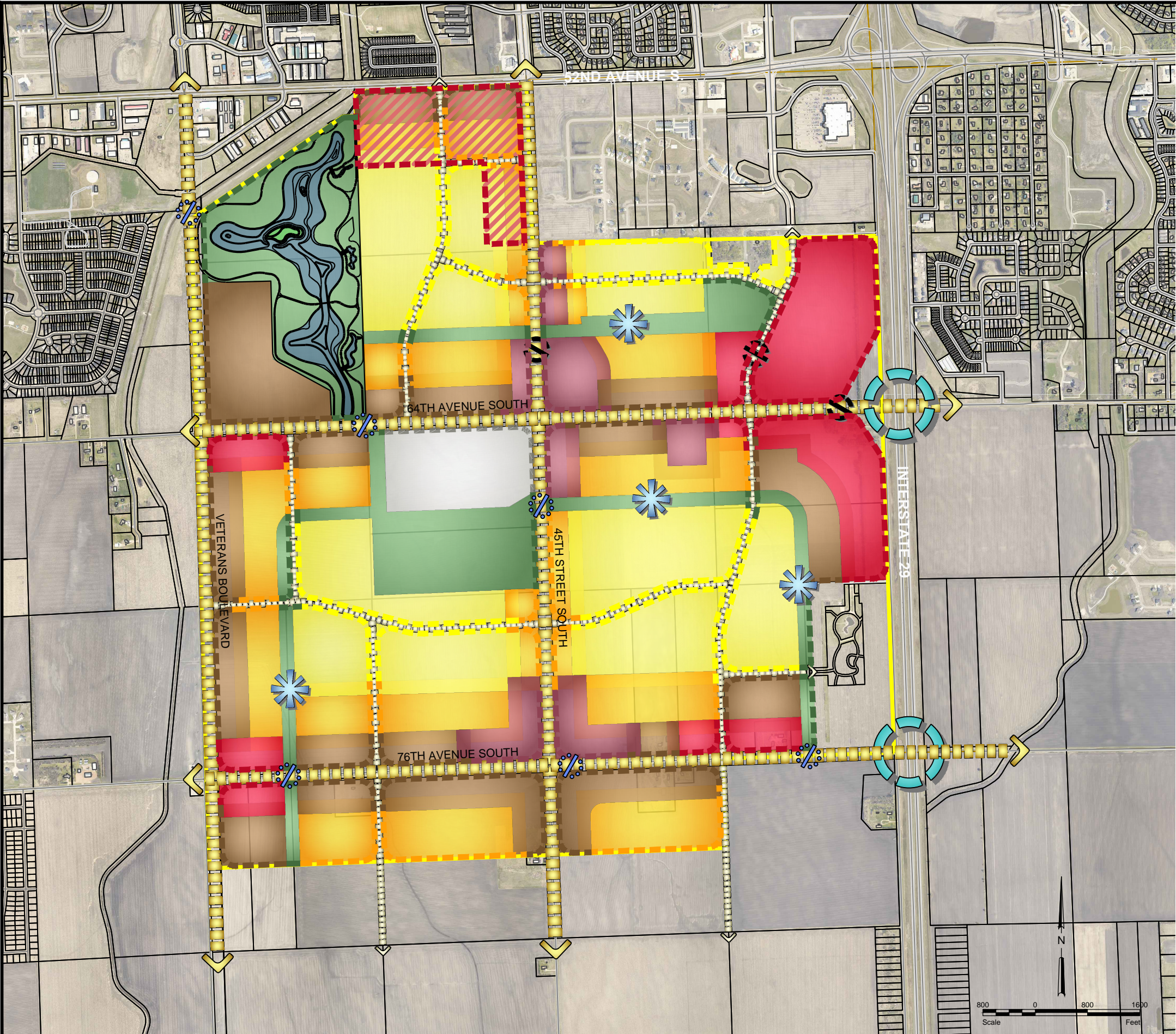


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LEGEND:

- APPROXIMATE STUDY AREA
- PROPOSED INTERCHANGE
- PROPOSED ARTERIAL STREETS
- PROPOSED COLLECTOR STREETS
- PROPOSED NEIGHBORHOOD CONNECTION LOCATIONS
- PLANNED PEDESTRIAN UNDERPASS
- POTENTIAL PEDESTRIAN UNDERPASS

PROPOSED LAND USE

SYMBOL	PROPOSED LAND USE	ACRES
[Green Box]	OPEN/ RECREATION RELATED SPACE	344
[Yellow Box]	LOW DENSITY RESIDENTIAL	496
[Orange Box]	MEDIUM DENSITY RESIDENTIAL	472
[Brown Box]	HIGH DENSITY RESIDENTIAL	370
[Purple Box]	NEIGHBORHOOD MIXED-USE	102
[Grey Box]	TOWN CENTER	63
[Red Box]	COMMERCIAL	198
[Red Box with Diagonal Lines]	COMMERCIAL/ RESIDENTIAL OVERLAY	

NOTES:
1. LAND USES AS SHOWN ARE ARE INTENDED TO BE GENERAL IN NATURE AND THE BOUNDARIES ARE FLEXIBLE, NOT DEFINITIVE.
2. NEIGHBORHOOD SCHOOLS WILL MOST LIKELY OCCUR WITHIN THE STUDY AREA. NO EXACT LOCATIONS HAVE BEEN DETERMINED AT THIS TIME.

DEFINITIONS FOR PROPOSED LAND USE OPTIONS:

LOW DENSITY RESIDENTIAL (SR-2, SR-3, SR-4, SR-5: 2-12 U/A):
LOW DENSITY SINGLE AND ATTACHED SINGLE FAMILY HOUSING HAVING AN INDIVIDUAL EXTERIOR FOR EACH UNIT. SHOULD ACCESS PEDESTRIAN AND BICYCLE TRAILS WHILE ENJOYING THE RECREATIONAL ASSETS OF THE NEIGHBORHOOD.

MEDIUM DENSITY RESIDENTIAL (SR-4, SR-5, MR-1: 12-16 U/A):
ROWHOUSES AND MULTI-DWELLING HOUSING STYLES CHARACTERIZED BY ONE AND TWO-STORY BUILDINGS WITH RELATIVELY LOW TO MODERATE BUILDING COVERAGE. SHOULD ACCESS PEDESTRIAN AND BICYCLE TRAILS WHILE ENJOYING THE RECREATIONAL ASSETS OF THE NEIGHBORHOOD. GENERALLY APPROPRIATE FOR SITES WITH ACCESS TO COLLECTOR AND HIGHER CLASSIFICATION STREETS.

HIGH DENSITY RESIDENTIAL (MR-2, MR-3: 16-24 U/A):
MULTI-DWELLING HOUSING CHARACTERIZED BY ONE- TO FIVE-STORY BUILDINGS WITH GREATER COVERAGE THAN LOW-MEDIUM RESIDENTIAL. SHOULD ACCESS PEDESTRIAN AND BICYCLE TRAILS WHILE ENJOYING THE RECREATIONAL ASSETS OF THE NEIGHBORHOOD. GENERALLY APPROPRIATE WITH ACCESS TO COLLECTORS AND HIGHER CLASSIFICATION STREETS, PARTICULARLY WHEN LOCATED NEAR ARTERIAL STREETS.

NEIGHBORHOOD MIXED USE:
MIXTURE OF RESIDENTIAL, OFFICE AND/OR COMMERCIAL USES MEANT TO ADDRESS THE NEEDS OF THE SURROUNDING NEIGHBORHOOD. THESE USES WILL ACT AS A BUFFER FOR LOWER DENSITY RESIDENTIAL USES FROM MORE INTENSIVE COMMERCIAL OFFERINGS. BUILDINGS IN THIS ZONE SHOULD BE 2-4 STORIES AND SHOULD ACCESS PEDESTRIAN AND BICYCLE TRAILS WHILE ENJOYING THE RECREATIONAL ASSETS OF THE NEIGHBORHOOD.

TOWN CENTER:
HIGH INTENSITY MIXED-USE STYLE DEVELOPMENT INCORPORATING DIFFERENT TYPES OF COMMERCIAL/OFFICE USES ON THE FIRST AND SECOND FLOORS WITH RESIDENTIAL ABOVE IN A 4+ STORY BUILDING STYLE. MAIN STREET PRINCIPLES AND THE FARGO GO 2030 PLAN COMPONENTS WILL BE EVIDENT. THE TOWN CENTER WILL PROVIDE FOR THE RETAIL AND SERVICE NEEDS OF THE NEIGHBORHOOD AND BE COMFORTABLE FOR PEDESTRIAN AND BICYCLE ACCESS. TRANSIT FACILITIES, AMENITIES AND CULTURAL AND RECREATIONAL OPPORTUNITIES ALONG WITH FOOD OFFERINGS WILL MAKE THIS AREA ATTRACTIVE AS A NEIGHBORHOOD DESTINATION.

COMMERCIAL:
ACCOMMODATES A FULL RANGE OF RETAIL, SERVICE, OFFICE AND COMMERCIAL USES, SUCH AS (THOUGH NOT ALL INCLUSIVE): OFFICE SETTING GENERALLY FOCUSING ON BUSINESS, GOVERNMENT, PROFESSIONAL, MEDICAL, OR FINANCIAL SERVICES; AND RETAIL AND SERVICE SUCH AS HOTEL, ENTERTAINMENT, GROCERY, GENERAL RETAIL TO PROVIDE SERVICES AND REPAIR FOR THE CONSUMER AND BUSINESS GOODS.

COMMERCIAL/ RESIDENTIAL OVERLAY:
ACCOMMODATES COMMERCIAL, RESIDENTIAL AND/ OR MIXED LAND USES. AS THIS AREA DEVELOPS SPECIAL ATTENTION WILL BE NEEDED TO ENSURE APPROPRIATE TRANSITIONS OCCUR BETWEEN LAND USES.