October 27, 2015

Fargo Park District
Attn: Dave Leker
701 Main Avenue
Fargo, ND 58102

Re: Fargo Park District Institutional Master Plan – Completeness Letter

Dear Mr. Leker:

Thank you for your Institutional Master Plan application submitted on October 19, 2015. It is my understanding that you are seeking city approval of an Institutional Master Plan for a portion of land located within the Northwest Quarter of Section 10, Township 140 North, Range 49 West.

Your application is deemed complete. In conjunction with this application, staff will also be bringing forward subdivision, zone change, and growth plan amendment applications, all City of Fargo Initiated. These items are tentatively scheduled for the January 5, 2016 Planning Commission hearing date. Your case has been assigned to Aaron Nelson. He can be reached at anelson@cityoffargo.com or by calling (701) 241-1475.

If you have any questions about your application, please feel free to contact me by email at ncrutchfield@cityoffargo.com, or by calling (701) 297-7782.

Sincerely,

Nicole Crutchfield, AICP, ASLA
Planning Administrator

cc: case file
NSC Addition

Growth Plan Amendment, Zone Change (AG to P/I), Plat (Major Subdivision) and Institutional Master Plan

Area of Growth Plan Amendment, Zoning Change and Institutional Master Plan

Area of Subdivision

Legend

SR-2
SR-3
SR-4
SR-5
NC
NO
P/I
MHP
UMU
GI
AG
DMU
GC
GO
LC
MR-2
MR-3
LI
City Limits

Fargo Planning Commission
January 4, 2017
Growth Plan Amendment, Zone Change (AG to P/I), Plat (Major Subdivision) and Institutional Master Plan

NSC Addition

5703 and 6101 45th Street North
Growth Plan Amendment, Zone Change (AG to P/I), Plat (Major Subdivision) and Institutional Master Plan

NSC Addition

EXISTING GROWTH PLAN

PROPOSED GROWTH PLAN AMENDMENT

Legend

City Limits
T1NE PLGN
PROPOSED U
Agricultural Research
Industrial Area
Commercial Area
Future School
Proposed Park / Open Space
Greenspace - Water Related
Residential Area - lower to medium density
Residential Area - medium to high density
Residential Area - rural

5703 and 6101 45th Street North

Fargo Planning Commission
January 4, 2017
EXISTING SITE PLAN

PLANNING HORIZON
THE NORTHSIDE SOFTBALL COMPLEX HAS COMPLETED A 20-YEAR MASTER PLAN. SEE SHEET 2.

EXISTING PROPERTY AND USES:
- SITE ADDRESS: TRACT LOCATED AT 45TH ST. N. AND 64TH AVE. N.
- PROPERTY SIZE: 155.84 AC (6,788,187 SF)
- SETBACKS: AS SHOWN
- EASEMENTS: NONE
- STREET & LOT FRONTAGE: 45TH ST. N. (NORTH PROPERTY): 2,605.92' 64TH AVE. N. (WEST PROPERTY): 2,605.53' EAST PROPERTY: 2,609.77' SOUTH PROPERTY: 2,600.88'
- CURRENT LAND USE: P/I (PUBLIC/INSTITUTIONAL)
- PROPERTY TYPE: 21 (FARGO PARK DISTRICT)
- GROSS FLOOR AREA: 21,620 SF
- CURRENT PARKING: GRAVEL, 3 DRIVES AND 857 STALLS

NEEDS OF THE INSTITUTION:
- NEW ATHLETIC FACILITIES
- NEW GUEST AMENITIES
- NEW PATHWAYS
- NEW PARKING

DEVELOPMENT ENVELOPE:
THE MASTER PLAN ADDRESSES THE ENTIRE 155.84 ACRE SITE. GROSS FLOOR AREA OF PROPOSED STRUCTURES, NEW ATHLETIC FIELDS, PATHWAYS, AND PARKING ARE ADDRESSED ON SHEET 2.

NEIGHBORHOOD PROTECTION STRATEGIES:
THE NORTHSIDE SOFTBALL COMPLEX IS BORDERED BY AGRICULTURAL LAND TO THE WEST, HARWOOD EXTRATERRITORIAL AREA TO THE NORTH, FUTURE INDUSTRIAL TO THE SOUTH AND AGRICULTURAL (SEWAGE LAGOONS) TO THE EAST. RESIDENTIAL NEIGHBORHOODS WILL NOT BE IMPACTED BY DEVELOPMENT.

AS SHOWN
LANDSCAPE STANDARDS

STREET TREES
42nd STREET:
- STREET FRONTAGE: 2,536 NET LF
- STREET CLASSIFICATION: LOCAL
- TREE FACTORS: 1 TREE / 35 LF
- REQUIRED TREES: 72 TREES

64th AVE. N.:
- STREET FRONTAGE: 2,550 NET LF
- STREET CLASSIFICATION: LOCAL
- TREE FACTORS: 1 TREE / 35 LF
- REQUIRED TREES: 73 TREES
- REQUIRED STREET TREES: 145 TREES
- STREET TREES SHOWN: 145 TREES

OPEN SPACE LANDSCAPING:
- GROSS LOT AREA: 6,788,187 SF
- ATHLETIC FIELD AREAS EXEMPT: 2,118,760 SF
- NET LOT AREA: 4,669,427 SF
- PLANT UNITS: 3 UNITS / 1,000 SF
- REQUIRED PLANT UNITS: 14,008 UNITS
- LARGE TREE CONVERSION: 10 UNITS / TREE
- SMALL TREE CONVERSION: 5 UNITS / TREE
- NATIVE GRASS AREAS CONV: 20% MAX. REQ. PU
- NATIVE PRAIRIE GRASSES (20% MAXIMUM OF TOTAL REQUIRED PU)
- TOTAL BUILT AREA: 1,092,088 SF
- TOTAL PLANT UNITS: 14,018 PU
- TOTAL REQUIRED OPEN SPACE: 37,355 SF
- OPEN SPACE: 8 SF / 1,000 SF
- TOTAL OPEN SPACE SHOWN: 37,355 SF
- OPEN SPACE SHOWN (DOES NOT INCLUDE POND AND ATHLETIC AREAS)

PARKING LOT PERIMETER LANDSCAPING:
- NONE REQUIRED - PARKING LOTS LOCATED WITHIN SETBACK AREAS

KEY

- LARGE, MATURE DECIDUOUS TREE (10 PU)
- SMALL, MATURE DECIDUOUS TREE (5 PU)
- LARGE, MATURE CONIFER TREE (10 PU)
- STREETS TREE
- LARGE, MATURE DECIDUOUS BUFFER TREE (10 PU)
- NATIVE PRAIRIE GRASSES

SITE IMPROVEMENTS:
- BUILDING AREA:
- PARKING LOT AREA:
- SIDEWALK AREA:

PLANT UNITS:
- 3 UNITS / 1,000 SF
- REQUIRED PLANT UNITS: 14,008 UNITS
- LARGE TREE CONVERSION: 14,048 UNITS / TREE
- SMALL TREE CONVERSION: 5 UNITS / TREE
- NATIVE GRASS AREAS CONV: 20% MAX. REQ. PU
- LARGE TREES SHOWN: 1,049 TREES (10,490 PU)
- SMALL TREES SHOWN: 145 TREES (725 PU)
- NATIVE GRASS AREAS: 1,056,478 SF (2,803 PU)
- TOTAL PLANT UNITS: 14,018 PU

OPEN SPACE:
- GROSS LOT AREA: 6,788,187 SF
- OPEN SPACE FACTOR: 8 SF / 1,000 SF
- TOTAL REQUIRED OPEN SPACE: 37,355 SF
- OPEN SPACE SHOWN: 37,355 SF
- OPEN SPACE SHOWN (DOES NOT INCLUDE POND AND ATHLETIC AREAS)
IMPLEMENTATION OF INSTITUTIONAL MASTER PLAN BY PHASE

**PHASE 1**
Landscape implementation will be completed after the Championship Pod & Pavilion and SW Pod Athletic Field installation.

- Central Concessions & Restrooms - 10,620 SF
- Shelter West - 702 SF
- Shelter East - 702 SF
- SW Pod Concessions & Restrooms - 2,857 SF
- Dugouts (16 Total) - 3,840 SF
- Irrigation Shed - 200 SF
- Gravel Parking (507 Stalls) - 312,835 SF
- Concrete Sidewalks - 189,362 SF
- Ball Fields (13 Total) - 987,760 SF

Street Trees: Installed 2016
50 Street Trees will be planted along 45th St. S.

Open Space Landscaping: Installed 2016
50 Large Deciduous Trees will be planted.
50 Small Deciduous Trees will be planted.

**PHASE 2**
Landscape implementation will be completed after the SE Pod Athletic Field installation.

- SE Pod Concessions & Restrooms - 2,857 SF
- Dugouts (10 Total) - 2,400 SF
- Gravel Parking (301 Stalls) - 114,400 SF
- Concrete Sidewalks - 96,000 SF
- Ball Fields (5 Total) - 416,000 SF

Street Trees: Installed as a part of this phase.

Open Space Landscaping:
107 Large Deciduous Trees will be planted.
166 Large Deciduous Buffer Trees will be planted.
43 Small Deciduous Trees will be planted.