

ISLAND PARK

MASTER PLAN

SUMMARY OF PROCESS AND RECOMMENDATIONS

JUNE 14, 2022 (DRAFT)



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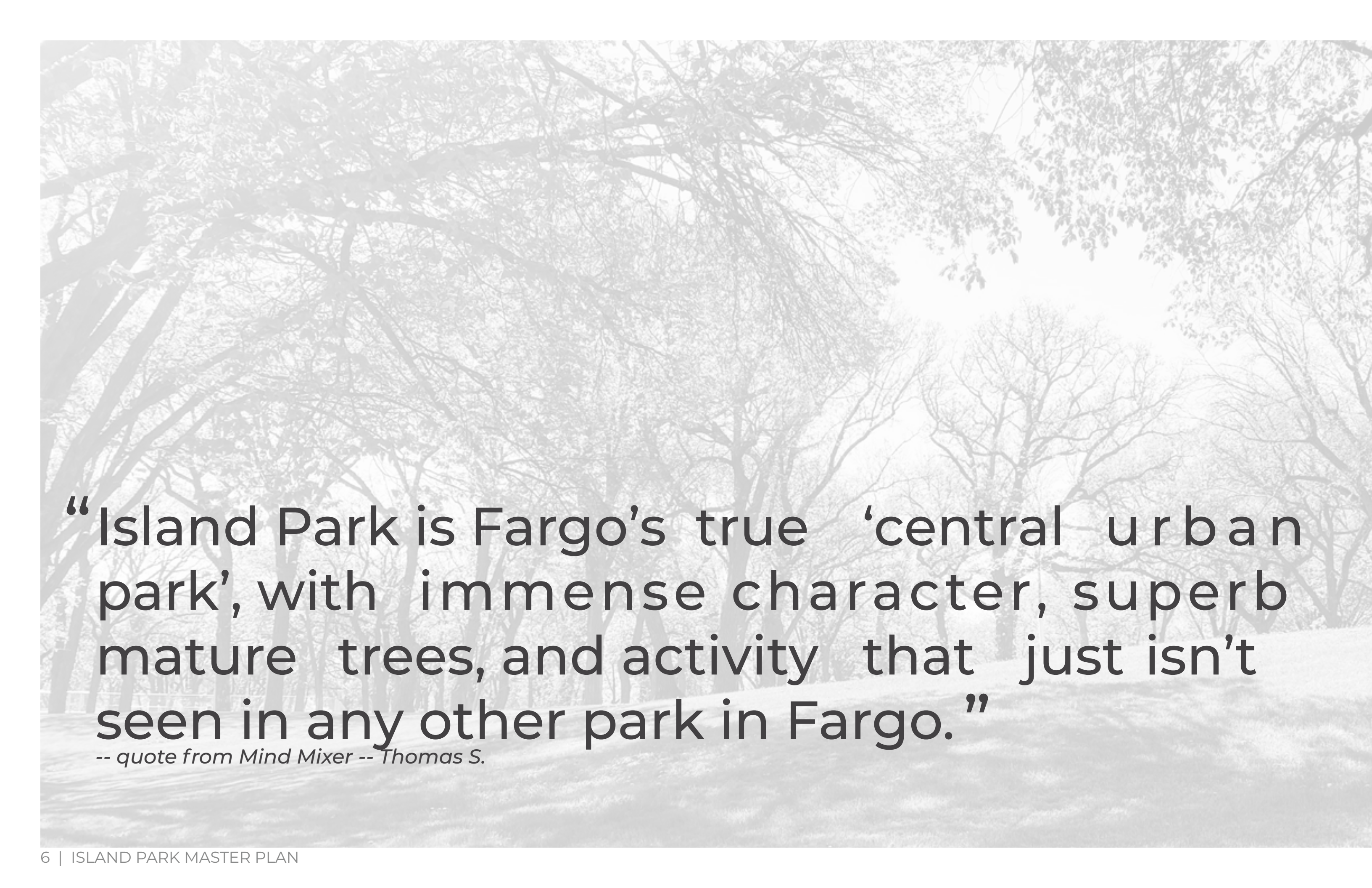
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“Island Park is Fargo’s true ‘central urban park’, with immense character, superb mature trees, and activity that just isn’t seen in any other park in Fargo.”

-- quote from Mind Mixer -- Thomas S.



INTRODUCTION + PURPOSE

INTRODUCTION

Island Park is Fargo’s most iconic and historically significant park. Although there have been many changes over the years, much of the original park layout, pedestrian flow, sense of open space, and tree canopy remain intact.

Recent changes and events have caused the need to look at the functionality, accessibility, programming, and physical characteristics of Island Park in an effort to plan for the future. What items should remain? What should be decommissioned over time? What makes sense to carry forward into the future? What are the community’s expectations of the park? How will the future park visitors engage the space? How will it be used?

The COVID-19 pandemic has significantly changed how we perceive and value park space for the better. There has not been a time in which we can recall people being more highly aware of the importance of open spaces, programming, and civic operations and management of these areas.

Island Park is the City of Fargo’s most historic park because it shares the entirety of Fargo’s history. The parkland was dedicated for public use at the foundational platting of the city. This platting was an investment, by Fargo’s founders, for future generations of community members. The park is notable for its unique and robust canopy. It has areas of high activity, but also reserves spaces for quiet escapes. The park is a physical expression of the community’s welcoming nature.

This master plan is an appreciation and assessment of that initial investment to ensure the park has the needed programming to continue to support the Fargo Community.

Elements that make this park special include an expansive tree canopy, tranquil walks, sports centers shielded by forestry, neighborhood access, the Island Park Pool, community picnic space, public gathering space, and a calm/welcoming atmosphere. This master plan will preserve all of these while simultaneously establishing new projects to invest in. The unique character of the park will not only be maintained, but will be enhanced, ensuring that Island Park keeps its foothold as the most historic, unique, and respected park in the FM Community.

Developing a potential shared vision for Island Park starts with understanding what people love about Island Park today and what items should be considered in the future. The Citizen Advisory Committee assisted in providing the following comments and input as it relates to the vision for Island Park.

What one word would you use that best describes Island Park?

- | | | |
|-------------|--------------|----------------------------|
| • Location | • Urban | • Impactful |
| • Equitable | • Bliss | • Fun |
| • Best | • Healing | • Opportunity |
| • Community | • Nostalgia | • Peaceful |
| • Active | • History | • Relationships |
| • Tennis | • Variety | • Oasis |
| • People | • Everyone’s | • Family |
| • Downtown | • Spacious | • Historically Significant |
| • Central | • Historical | • Epicenter |
| • Important | • Attraction | • Important |

What do you love about Island Park today?

- Trees
- Location
- Weddings
- Classical Uses
- Variety of Uses and Users
- Passive Spaces
- Expanses of Green/Nature
- Gazebo
- Sledding
- Safety
- Urban Oasis

What is sacred about Island Park?

- Trees - avoid disturbance to trees with proposed park improvements
- Topography - avoid significant changes in topography
- Sculptures - the pieces themselves, but not necessarily their specific locations

GOALS

Goals for the master plan were developed during the kickoff meeting with the Citizen Advisory Committee. Several guiding questions were asked of the participants to help develop goals for the master plan.

Comments received during the meeting focused on inclusivity, sustainability, safety, history, and additional programming opportunities in Island Park. From the discussion, the Citizen Advisory Committee helped rank and synthesize the comments into 6 main goals for the master plan.



PURPOSE

WHY CREATE A MASTER PLAN FOR ISLAND PARK:

The preparation of a master plan for Island Park will help build a better understanding of how the Park is used, what existing features are to be preserved for the future, and what other ideas can be generated to help guide future decisions and capital improvements within Island Park.

The master plan will provide a summary of these ideas, priorities, and opportunities as a guiding document to help plan and implement future decisions for the next 20 years and beyond.

TOP 10 REASONS THE TIME IS RIGHT TO PREPARE A MASTER PLAN FOR ISLAND PARK:

- 1

The Island Park Pool is in need of repairs / renovation. There have been concepts and a preliminary budget established to renovate Island Park Pool in it's present location and identify what additional features could be included in the renovation. Newly introduced items like a waterslide complex and a lazy river have given rise to questions about relevance and context within Island Park from members of adjacent neighborhoods and the community at large.
- 2

Fargo-Moorhead Community Theater experienced structural damage to the roof, and will be undergoing repairs to correct the damage and continue operations within Island Park.
- 3

Park use is changing dramatically. Demand for walking trails and passive park use has increased. People want more ways to connect with nature in an urban setting.
- 4

People are looking for ways to be part of the planning process of their favorite park spaces. They express frustration when plans or improvements are made without the opportunity to provide input to elected officials and park staff.
- 5

Downtown Fargo has experienced a decade of tremendous rebirth, revitalization, and infill. More housing is available downtown than ever before. These factors will create more pressure on existing urban parks like Island Park, which is about a 5 minute walk from most recent adaptive reuse and infill projects in Downtown Fargo.
- 6

Many features in Island Park are in need of analysis to determine their suitability for use long term. Areas like the historic pool amphitheater (now tennis) spectator area do not meet accessibility codes and may constitute a liability. Furthermore, the condition of the concrete due to age and freeze-thaw cycles will continue to degrade the use of the spectator area. Although these items contribute heavily to the historic quality of Island Park, we question their applicability and safety for park use long-term.
- 7

The tree canopy that exists and continues to be expanded and maintained, offers the unique and tranquil park setting that park users find shade, protection, and comfort while recreating in Island Park. The Fargo Park Forestry Crew cares for and maintains existing mature species like Oak, Elm, and Green Ash. With common diseases like Dutch Elm and the regional threat of Emerald Ash Borer, the Forestry Crew is planning for the future with removals of Green Ash in poor condition and introducing disease resistant cultivars to continue a net positive growth on newly planted trees within Island Park, while removals of trees remain a necessity as time passes. A master plan will outline ideal and strategic spaces and future improvements where tree plantings can begin now, so that these future areas can benefit from shade and protection in the future.
- 8

Site furnishings and park amenities throughout the park vary in style, quality, and usability. Beyond the historic built structures in the park (pool amphitheater, current pool house, and band stand) and the acorn style light standard, there is little that lends itself to the historic character of the park. How might the park's furnishings celebrate the rich history and pride in Fargo's most iconic park? Can the furnishings and amenities create a more welcoming, open, and vibrant park environment that is energetic, engaging, and inspiring?
- 9

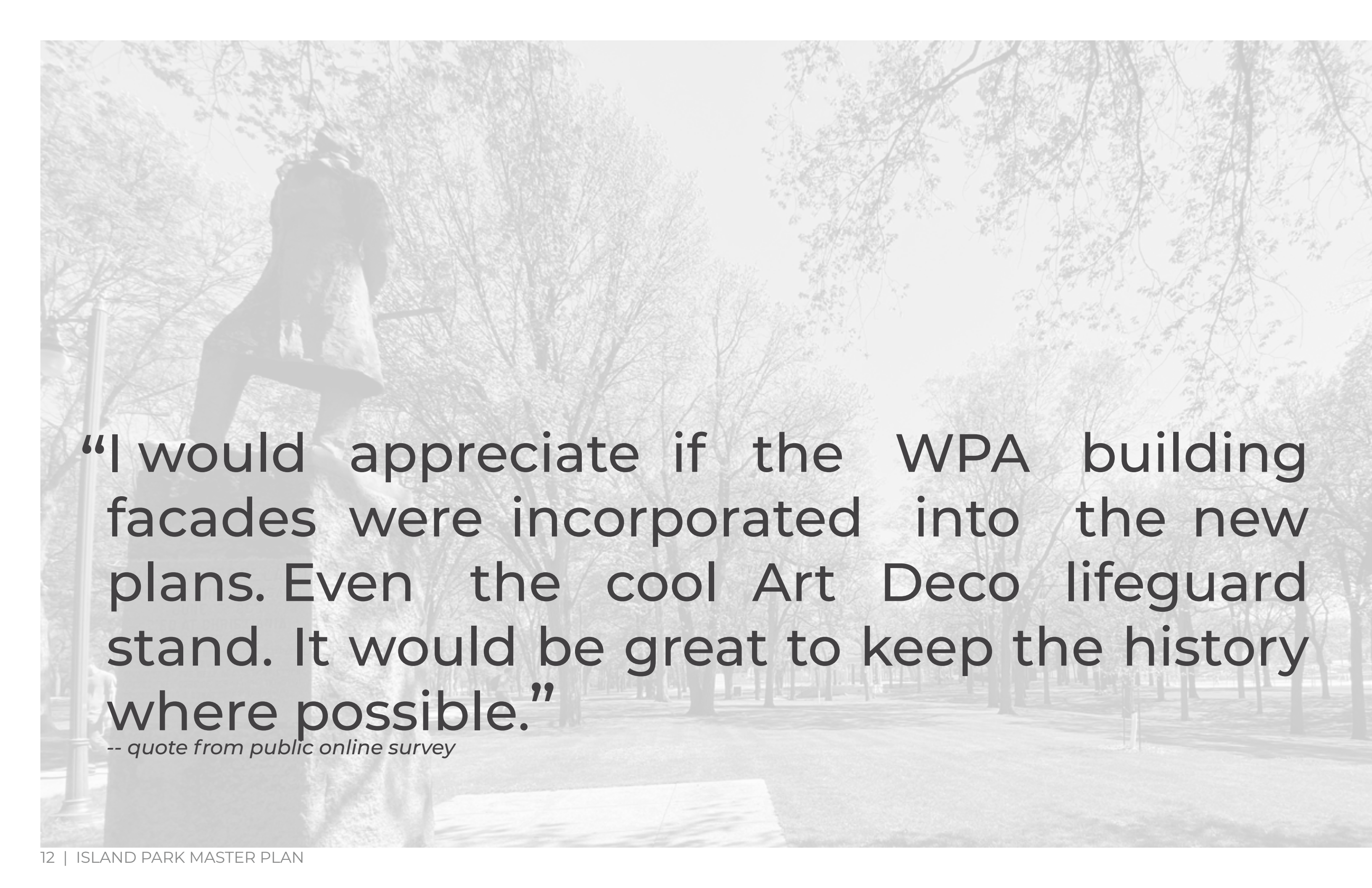
Island Park is home to several unique and special features, like the Henrik Wergeland statue. Committees from Minneapolis, St. Paul, Chicago, Grand Forks and Fargo bid for the statue, with Fargo winning. On June 17, 1908, the statue was dedicated in its current location, marking what would have been Wergeland's 100th birthday. An identical bronze statue was unveiled in Oslo the same day. How can the master plan enhance and better promote the existing Art and Sculpture components? For example, the Civil War Veterans Memorial is hidden behind aging spruce trees. The Angel of Hope Sculpture could benefit from additional or expanded seating locations.
- 10

Arts, Culture, and Community Vibrancy are most often expressed in the public domain and within parks and recreation spaces. What can visitors of Island Park learn about Fargo, the Red River, the people who live here, and the community espoused values.

PROCESS & SCHEDULE

OVERVIEW OF MASTER PLAN

January	February	March	April	May	June Completion
<ul style="list-style-type: none">•Inventory and Analysis•Kickoff with Citizens Advisory Committee Jan. 18, 2022	<ul style="list-style-type: none">•Design Workshop Feb. 16-17, 2022•Public Input Meeting #1 Feb. 17, 2022, 6-8pm	<ul style="list-style-type: none">•Park Program Options•Park Master Plan Concepts•Pool Locations	<ul style="list-style-type: none">•Park Relationship Diagrams•Citizens Advisory Committee Meeting - Apr. 21, 2022•Public Input Meeting #2 - Apr. 26, 2022, 6pm-8pm•Park Relationship Diagrams - Community Survey Outreach - Apr. 26 - May 8, 2022	<ul style="list-style-type: none">•Park Relationship Diagrams - Community Survey Outreach - Apr. 26 - May 8, 2022•Draft Master Plan•Draft Implementation and Phasing Strategies	<ul style="list-style-type: none">•Final Master Plan Draft•Citizens Advisory Committee Meeting - June 9, 2022•Present Final Master Plan Recommendations to Park Board - Jun. 14, 2022



“I would appreciate if the WPA building facades were incorporated into the new plans. Even the cool Art Deco lifeguard stand. It would be great to keep the history where possible.”

-- quote from public online survey



PARK HISTORY

ISLAND PARK HISTORY

■ 19TH CENTURY

INDIGENOUS PEOPLES

Prior to Euro-American settlement of the Northern Plains in the 19th Century, the land had been occupied for many centuries by indigenous peoples. Archeological investigations document the presence of big game hunting cultures after the retreat of the continental glaciers about 10,000 years ago and later settlements of both hunting and gathering and farming peoples dating ca. 2000 B.C., to 1860. When the first white explorers arrived, distinct Native American groups existed in what is now North Dakota. These included the Dakota or Lakota nation, Assiniboine, Cheyenne, Mandan, Hidatsa and Arikara. Groups of Chippewa moved into the northern Red River Valley around 1800, and Cree, Blackfeet and Crow frequented the western buffalo ranges.

■ 1873

NORTHERN PACIFIC RAILROAD

The Northern Pacific Railroad donates about 40 acres of tree land to the City of Fargo. It was a concession to the people and a token of gratitude of the company for the relief given by the land department in 1873. Island Park, where a luxurious growth of grass covers the ground, allowing the public to stroll at will beneath its delightful mature tree canopy.



■ 1871

POST OFFICE

A post office was established at the site of what is now known as Fargo. The settlement was named after William G. Fargo, a director and financial backer of the railroad and a partner in the Wells-Fargo Express Company.



■ 1891

DESIGNING ISLAND PARK

A. W. Spalding, a park architect practicing out of Minneapolis is hired to design and lay out Island Park.



■ 1908

WERGELAND STATUE

Fargo wins a bid of a bid for the statue of Norway's national poet, Henrik Wergeland. On June 17, 1908, more than 3,500 people gathered in Island Park for its official unveiling. The sculpture now centrally within the park along its primary north/south pathway.



■ 1916

G.A.R. MEMORIAL

The creation of the GAR Monument in Island Park, Fargo, in 1916. Constructed with funds raised by North Dakota Governor Louis B. Hanna and the Reynolds post, it was dedicated on Decoration Day 1916, and bears the inscription: "To the Dead a Tribute, To the Living a Memory, To Posterity an Inspiration."



■ 1936

PUBLIC POOL

The Federal Government's Works Progress Administration constructed Fargo's public swimming pool within Island Park. The pool was designed in the Art Moderne style by Fargo architect S. Marius Houkom.



■ 1938

FARGO ARENA

The Federal Government's Works Progress Administration constructed the Fargo Arena. The structure was then dismantled in 1943 and reassembled at the Hector Airport where it serves as an airplane hangar. A remnant wall can be found at the northwest corner of Island Park. The Public Pool would be relocated to this site in 1978.



■ 1967

FARGO MOORHEAD COMMUNITY THEATRE

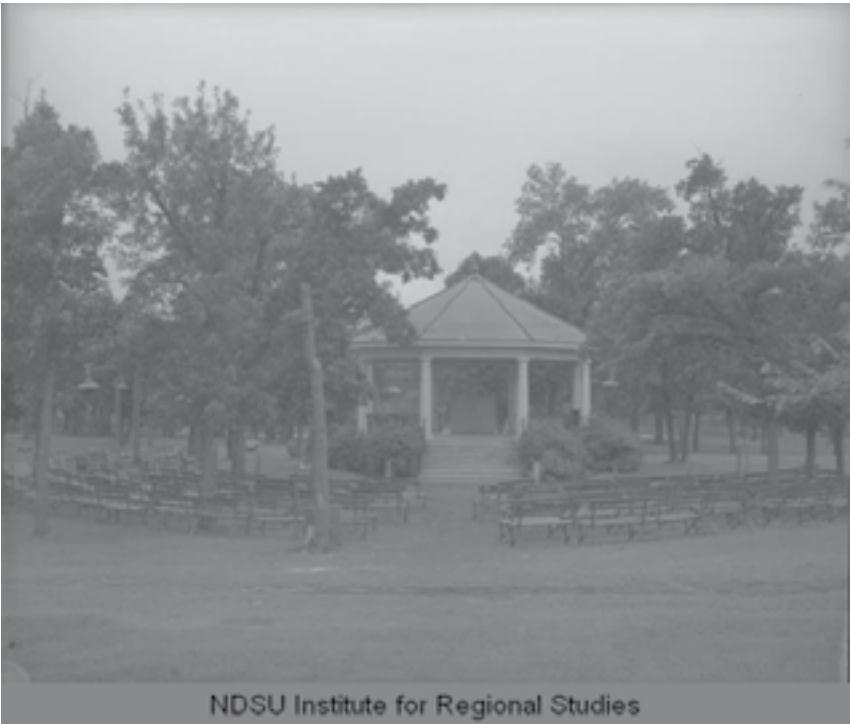
The Fargo Moorhead Community Theatre built a playhouse on the east side of Island Park and the Katherine Kilbourne Burgum pavilion was added in 2011.



■ 1939

LEWIS BANDSTAND

Money for the Lewis Bandstand in Island Park was donated to the city of Fargo, N.D. by Newton A. Lewis, president of Lewis-Vidger Co., and director of Merchants Bank. The bandstand was then constructed in 1939 and restored in 2010.



A grayscale photograph of a park. In the foreground, a large tree trunk is on the left. In the middle ground, a picnic table is visible. The background is filled with many trees and some buildings in the distance.

“The trees are part of what makes this
park so special.”

-- quote from public online survey



PARK INVENTORY

NEIGHBORHOOD CONTEXT



INVENTORY MAP - LEGEND

- 1

Fargo Public School Admin.
- 2

Hawthorne Elementary
- 3

Fine Arts Club
- 4

Prairie St. Johns
- 5

Dike East
- 6

Dike West
- 7

FM Community Theater
- 8

YMCA
- 9

Wells Fargo
- 10

Bell Bank Parking Ramp
- 11

Multi-Family Housing
- 12

FM Area Foundation
- 13

Water Treatment Plant
- 14

Hjemkomst - Moorhead
- 15

Fargo City Hall
- 16

Broadway Square
- 17

Public Library
- 18

Civic Center

Typical Community Park Characteristics

- Serves 2 or more neighborhoods
- Optimal size: 20-50 acres
- Often established as preservation of unique landscapes
- Geographically centered in the community
- Ease of access for both vehicles and pedestrians
- Includes both active and passive recreation
- Includes a variety of vegetation and topography
- Adjacent to natural resource areas & greenways (linkages)
- Active recreation is informal and unstructured
- Not intended to be used extensively for programmed adult athletic use and tournaments

Typical Community Park Menu

Active Uses

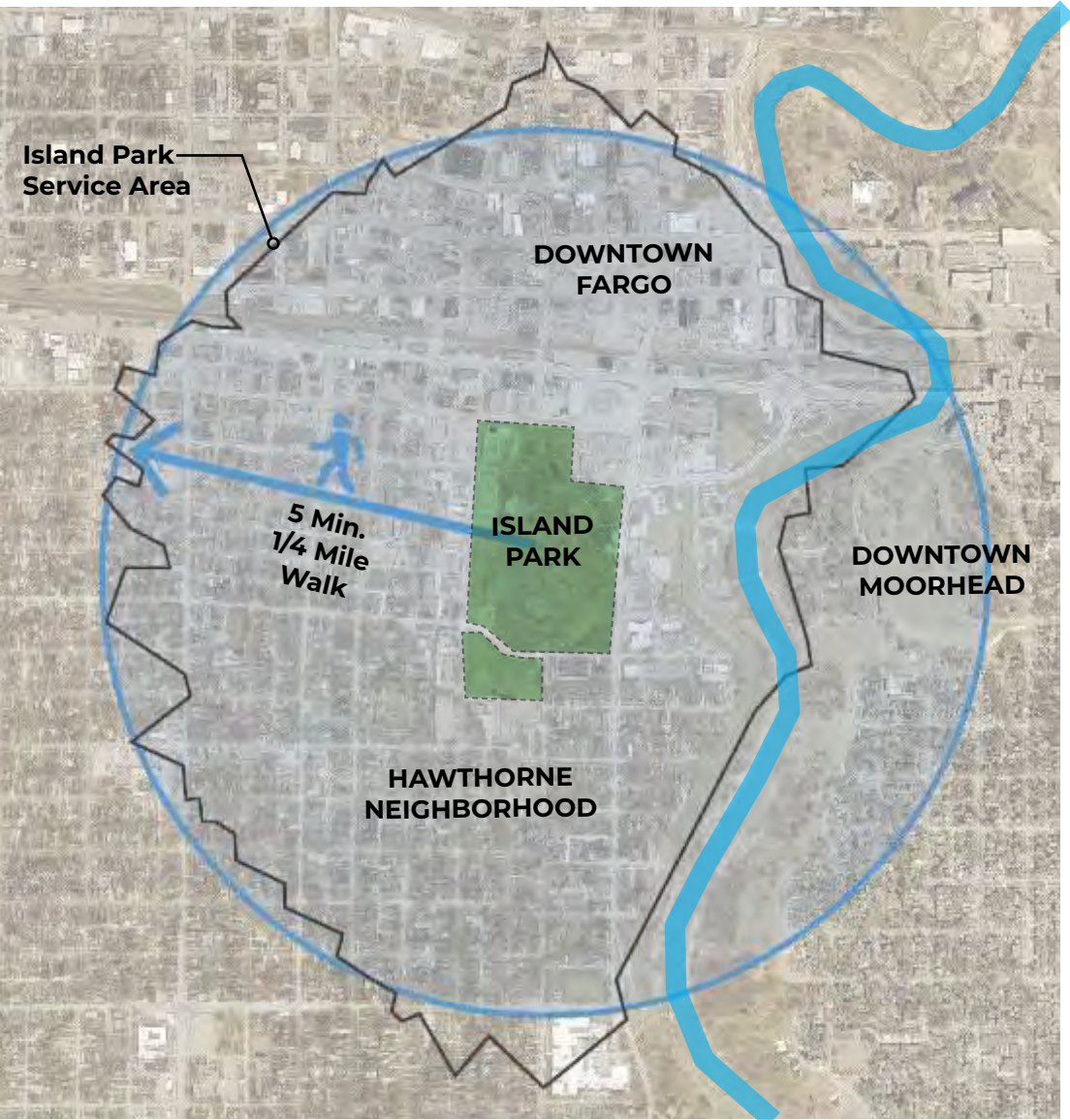
- Large play structures and/or creative play attractions
- Game courts
- Informal ball fields for youth play
- Tennis courts
- Volleyball courts
- Shuffleboard, horseshoes
- Pickleball
- Ice skating
- Swimming pool
- Disc golf

Passive Uses

- Internal trail network
- Individual and group picnic or sitting areas
- General open lawn space
- Unique landscape features
- Nature study areas
- Ornamental gardens
- Space for cultural activities (plays, concerts, events)
- Parking lots to accommodate user access
- Lighting for safety / security
- Lighting for facilities

PARK PROFILE

Established:	1871
Park Architect:	A. W. Spalding
Size:	39 acres
Population within 1/4 mi.:	~5,000
Walk Score:	81
Transit Score:	38
Bike Score:	70
Fargo Parks Hosted Events:	Gaming Days, Movie in The Park, ND Senior Games, Midwest Kid Fest, Island Park Show, Sanford's Roger Maris, Water Safety Day, Yoga in the Park, Pop-up Aqua Classes, Tennis Tournaments, Handball Tournaments
Community Events:	FM Pride, Wedding Events, Walk of Hope, Community Activism Marches



PARK INVENTORY



CULTURAL & HISTORICAL ELEMENTS



EXISTING CONDITIONS



Lewis Bandstand



Lewis Bandstand



Fargo Arena, remnant facade



Fargo Arena, remnant facade, concrete relief detail



Island Park Pool Bath House



Island Park Pool and West Terraced Seating



Island Park Pool East Entrance



Historic Island Park Pool/Scherling Complex West Entrance



Historic Island Park Pool/Scherling Complex Grandstand



Jerry Scherling Court Complex



Island Park Pool East Entrance



Historic Island Park Pool/Scherling Complex West Entrance



South Tennis Courts Restroom and Storage Facility



Warner McNair Tennis Storage and Concessions Facility



Katherine Kilbourne Gazebo at Fargo Moorhead Community



Fargo Moorhead Community Theater



North Asphalt Parking Lot



West Side Open Lawn



North entry and seating node



Entry garden, dedicated by Gibb family



Angel of Hope Memorial



Grand Army of the Republic, Civil War Veterans Memorial



Henrik Wergeland Statue



Earth Day in-ground monument, tree planting no longer



Dill Hill



Island Park, signage standard



Island Park bus stop along 4th St.



South Open Lawn



Hammocks, a common passive use in the park



Island Park Playground



Garza Memorial

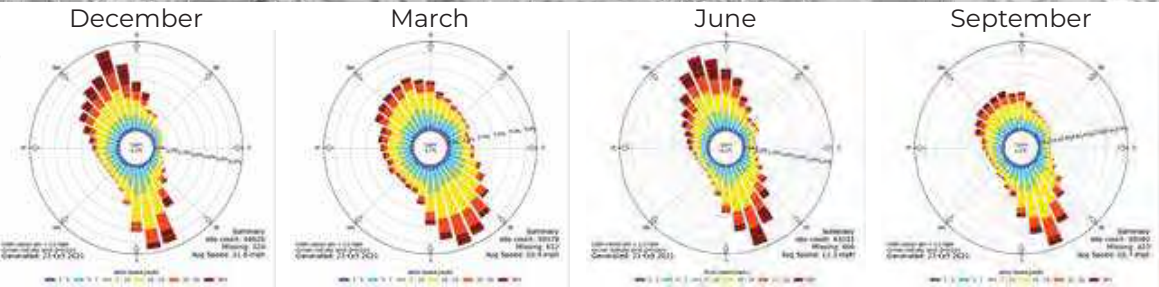


Wesolowski memorial and tree planting

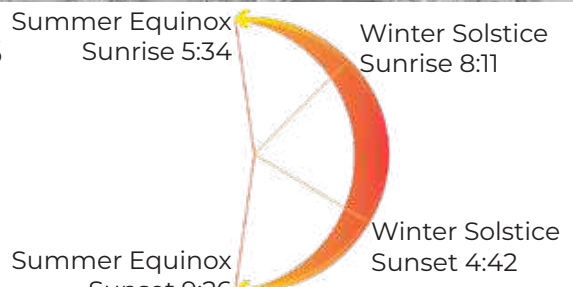
ENVIRONMENTAL



WIND ROSES



SUN ANGLES



SOIL

1901A
Frost Free Period = 110 - 160 days
Mean Annual Air Temperature = 37 - 45 degrees
Mean Annual Precipitation = 19" - 24"
Drainage Class = Poorly Drained
Typical Profile = silty clay
Depth to Water Table = 0 - 18"



ACTIVE AND PASSIVE SPACES

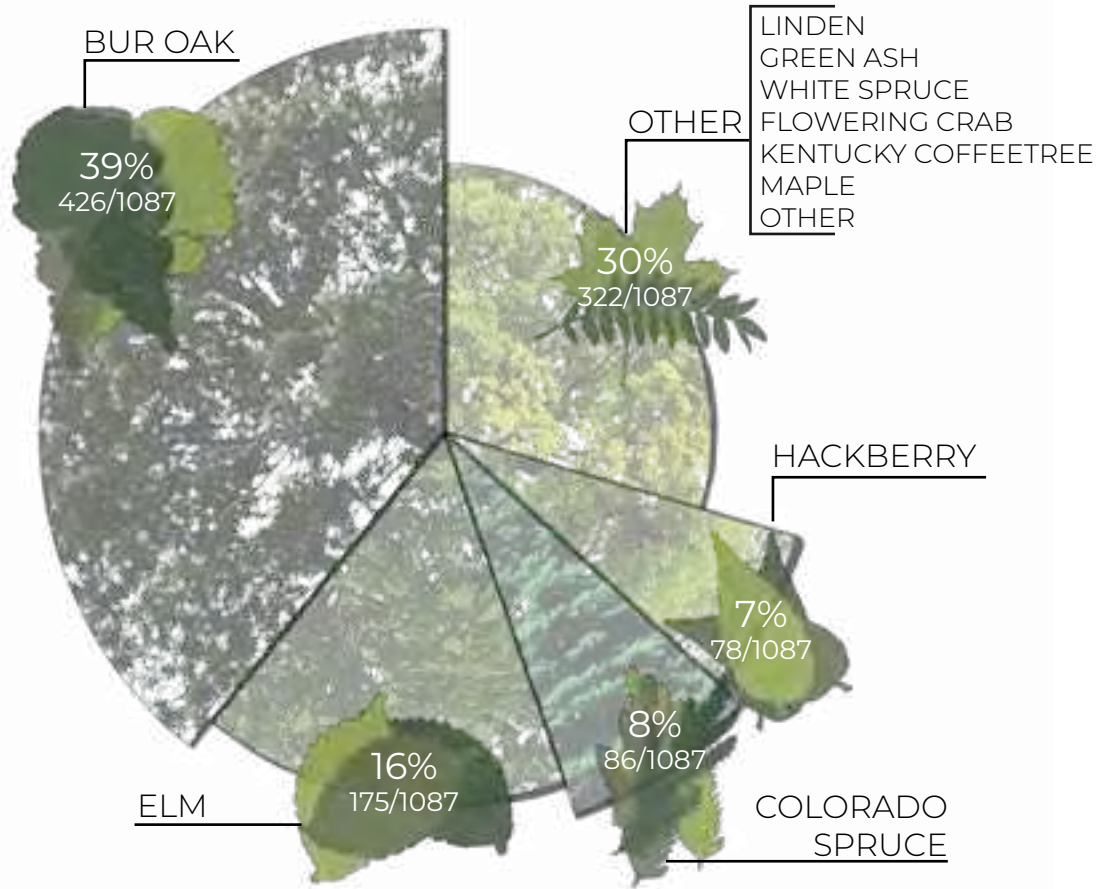


TREE INVENTORY

Trees are what makes Island Park special. They are the common denominator for why the park is treasured by residents and visitors, whether it be for protection from sun and wind, or providing a sense of timeless beauty and nature that have provided generations of Fargo residents enjoyment and appreciation.

The Fargo Park District maintains an electronic inventory of each tree in Island Park. This inventory was utilized during the master planning process to gain a better understanding of tree location, size, and species within the park.

Below is a listing of species of trees that exist within the park today, with the oldest and most mature species at the innermost portion of the park, with younger species being planted in recent years along the park’s edge. Where practical, infill of Heritage species like disease resistance cultivars of Oaks, Elms, and Hackberry are recommended to perpetuate the succession of the tall overstory canopy that exists within Island Park today.



Characteristic Bur Oak American Elm Grouping, South of Tennis Courts

Common Name Scientific name	USE	MATURE HxW	#/1087
Bur Oak <i>Quercus macrocarpa</i>	shade tree	75'x80'	26
American Elm <i>Ulmus americana</i>	shade tree	80'x60'	175
Colorado Spruce <i>Picea pungens</i>	evergreen	75'x20'	86
Hackberry <i>Celtis occidentalis</i>	shade tree	60'x60'	78
American Linden <i>Tilia cordata</i>	shade tree	80'x40'	60
Green Ash <i>Fraxinus pennsylvanica</i>	shade tree	60'x25'	55
White Spruce <i>Picea glauca</i>	evergreen	60'x20'	44
Flowering Crab <i>Malus</i>	ornamental	~20'x20	36
Kentucky Coffeetree <i>Gymnocladus dioicus</i>	shade tree	75'x50'	17
Maple <i>Acer</i>	shade tree	~70'x 50'	13
Japanses Tree Lilac <i>Syringa reticulata</i>	ornamental	30'x25'	11
Autumn Splendor Buckeye <i>Aesculus</i>	ornamental	35'x30'	10
Black Walnut <i>Juglans nigra</i>	shade tree	75'x75'	10
Royal Frost Birch <i>Betula "Royal Frost"</i>	ornamental	40'x20'	9
Amur Maackia <i>Maackia amerenis</i>	shade tree	30'x30'	8
Honeylocust <i>Gleditsia tricanthos</i>	shade tree	80'x60'	8
Northern Herald Redbud <i>Cercis canadensis</i>	ornamental	20'x20'	5
Boxelder <i>Acer negundo</i>	shade tree	70'x35'	5
Ironwood <i>Ostrya virginiana</i>	shade tree	30'x35'	5
Dakota Pinnacle Birch <i>Betula platyphylla 'Fargo'</i>	shade tree	35'x12'	3
Prairie Radiance Winterbery <i>Euonymus bunganus 'Verona'</i>	ornamental	40'x12'	3
Presidential Gold Ginkgo <i>Gingko biloba 'The President'</i>	shade tree	50'x40'	3
not identified	-----	-----	3
Eastern Red Cedar <i>Juniperus virginiana</i>	evergreen	50'x20'	2
Princess Kay Plum <i>Prunus nigra 'princess kay'</i>	ornamental	50'x15'	2
Yellowwood <i>Cladrastic kentukea</i>	shade tree	50'x40'	2
Amur Corktree <i>Phellodendron amurense</i>	shade tree	40'x40'	1
Black Locust <i>Robinia pseudoacacia</i>	shade tree	60'x40'	1
Eye Stopper Corktree <i>Phellodendron llavallei 'Longenecker'</i>	shade tree	40'x35'	1
Northern Catalpa <i>Catalpa speciosa</i>	shade tree	60'x40'	1
Regal Oak <i>Quercus x warei 'Long'</i>	shade tree	50'x25'	1
Serviceberry <i>Amelanchier canadensis</i>	ornamental	25'x25'	1



GIS Tree point data



Characteristic bur oak and American elm tree canopy



Ornamental crabapples at north entry



Ornamental crabapples on west edge of open lawn



West boulevard path canopy condition



Spruce planting adjacent to G.A.R. monument



Dead Spruce south of Scherling Complex



Spruce planting at Southeast Corner of park



Bur Oak, adjacent to Spruce grouping at Southeast Corner of Park



Mixed species juvenile tree planting



Spruce, elm and oak along eastern primary pathway



Spruce at east side of Scherling tennis complex



Spruce at southern boundary of Dill Hill



Hammocks, a common passive use in the park



Shaded lawn looking south towards Dill Hill



Garza Memorial



Wesolowski memorial and tree planting



“Utilize natural materials and art to create spaces for interaction with nature that encourages mental health healing, pause and calm.”

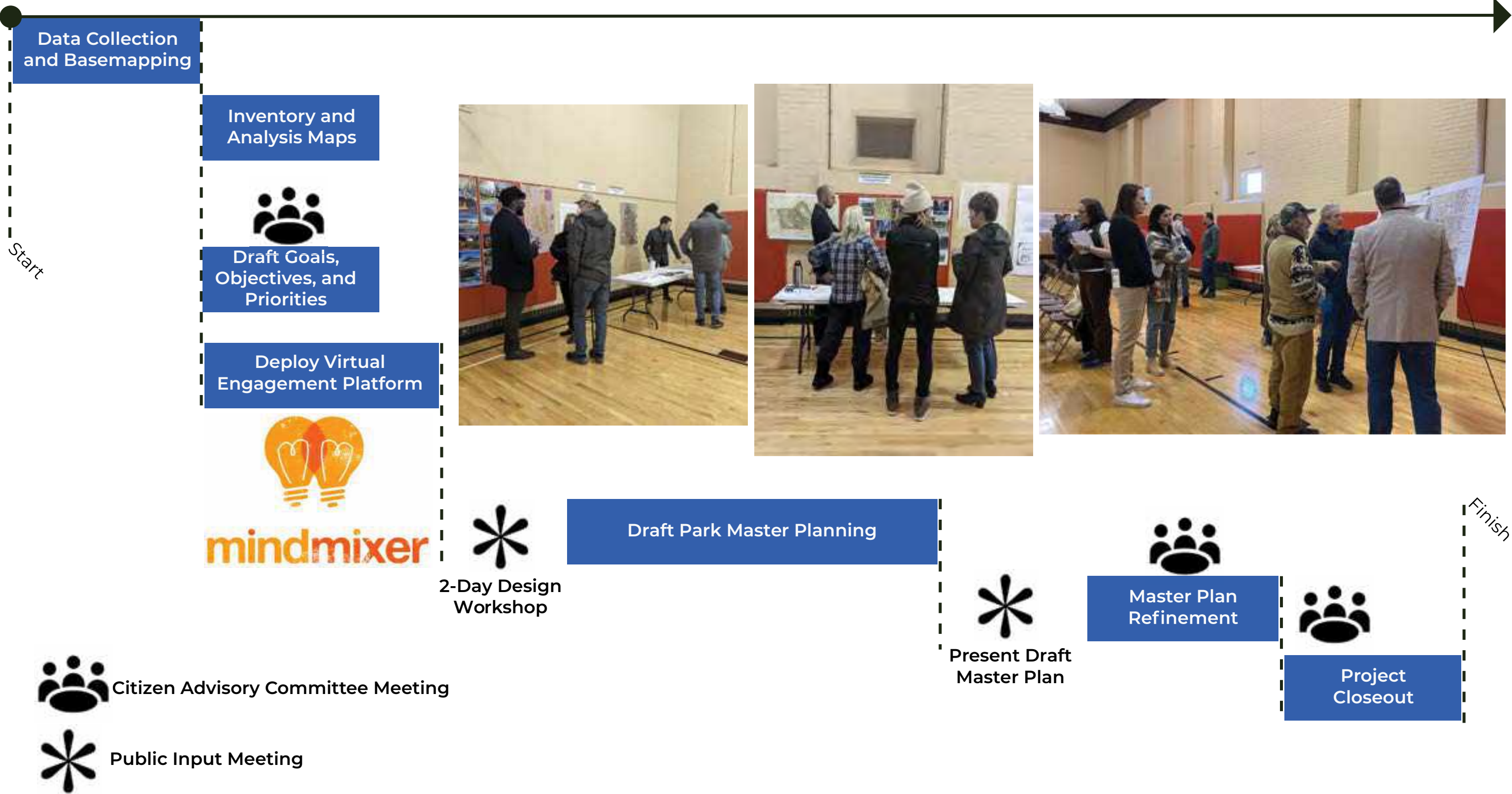
-- quote from Mind Mixer-- Brad B.



PUBLIC + STAKEHOLDER ENGAGEMENT

PUBLIC + STAKEHOLDER ENGAGEMENT

Estimated Project Duration - 5 to 6 Months





PUBLIC + STAKEHOLDER ENGAGEMENT

CITIZEN ADVISORY COMMITTEE



PARK INVENTORY PRESENTATION



C.A.C. KICKOFF MEETING PRESENTATION



PARK INVENTORY PRESENTATION



PARK INVENTORY PRESENTATION

The Fargo Park District assembled a list of stakeholders comprised of neighboring business representatives, neighborhood and downtown association representatives, and private citizens throughout the community to serve in an advisory capacity in an effort to provide the Fargo Park District and Design Team with input, feedback, ideas, concerns, and ongoing communication during the project.

Specific objectives for the Citizen Advisory Committee were:

- Be willing to work together to establish a shared vision for Island Park.
- Participate with mutual respect for a diversity of viewpoints.
- Help establish project goals and objectives for what the plan can achieve.
- Assist in identifying attitudes and measuring opinions in the community.
- Assist in resolving conflicts and actively engaging in discussions that help positively advocate for the value of the master planning process.

The Citizen Advisory Committee met 3 times during the master plan process at the onset of the project during inventory and analysis, midway through the project to review and provide input on spatial layout options, and near the end of the project to review and comment on master plan concepts and recommendations.

The Citizen Advisory Committee could remain active in the project during future phase developments or implementation as important community outreach connections to help build consensus, advocacy, and communication on park decisions or input as it relates to the master plan.

FOR MORE INFORMATION, FEEDBACK AND COMMENTS RECEIVED DURING OUR PUBLIC ENGAGEMENT EFFORTS, PLEASE SEE THE APPENDIX.

ONLINE ENGAGEMENT
TOP RANKED IDEAS AND COMMENTS

Don't overthink the pool renovation. Get it done. - "We've been surveyed for years about renovating the pool which is badly needed. Just update it in the same space and don't overthink it. The bathhouse needs to be imploded and rebuilt. The pool needs to be deeper so you can have diving starts. Perhaps redo the kiddie pool in the same space with whatever little kids like to do. I think the waterpark stuff pushed by the consultants has repeatedly been shot down by the neighborhood residents."

Do not add parking space on park property. We can walk. - Even though i usually drive to events here I don't care if i have to walk to the event because there is no parking close by. As a society we need to walk more."

Accessibility -
"Wheelchair access, renovated bathrooms, water fountains, braille signage."

Indoor Bathrooms - "So many people use this park and there is one restroom available by the tennis courts and porta-potties. No one wants to use a porta-potty if they don't have to. Can't you make a year round facility? The park gets used in the winter too!"

Pool - "The current pool design does a great job engaging the surrounding public realm with the bleacher seating area and observation deck. There is a charm of this historic pool with those features along with the original building facade that should remain. This is also the only pool with features for older users such as high dives and lap swimming. Those features are a must to remain. Considering this is the oldest park in the city, any redesign should be respectful of the historic context so it visually fits the park and future pool programming doesn't undermine the tranquility of other users."

An Island Park Conservancy - "Establishing an Island Park Conservancy, much like many other urban parks across America would allow these discussions to continue with the guidance of a legal entity. Many of the great citizen advisory members could continue as board members, along with representatives from the pool, parks, tennis, theater, and skate-park groups."

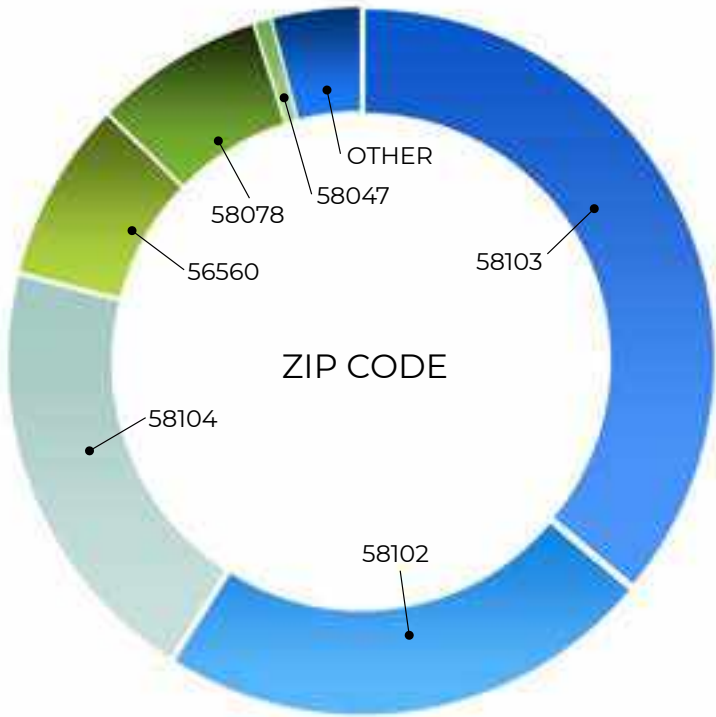
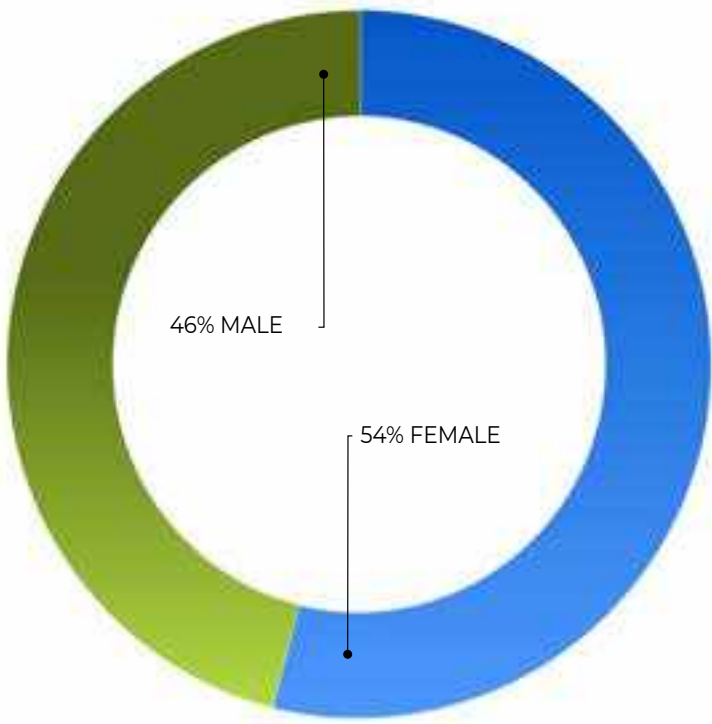
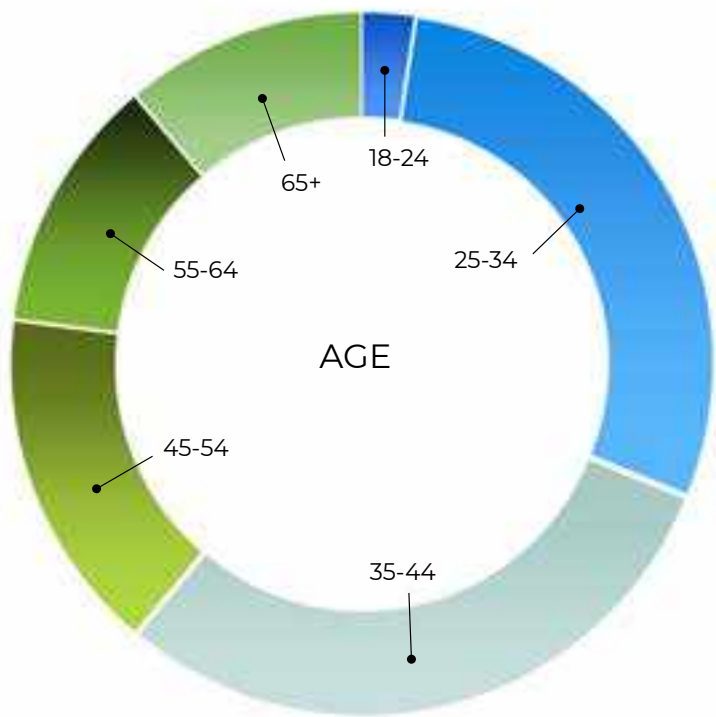
Maintain with little change. - "I like the park, as it is. Maintain it, but don't change it."

A City Park - "The beauty of Island Park is its focus on "being outside" and Promoting movement", free from vendors, cafe, coffee shops, etc., which are amenities that are easily accessed only a few blocks away (a 5-10 minute walk up Broadway). The bathrooms do need updating. I appreciate having a pool that is designed for outdoor lap swimming."

Restoration of the Grandstand Tennis Courts Near the Pool - "This site could be "center court" for regional and national level tennis tournaments."

Perennial Plantings - "I would like to see the park with areas of perennial plants. The park's contours could be accentuated with areas of large plants that could further draw people to other areas of the park off of the paths. The Disneyland annual plantings at the entrance make the park look a little like its form the 80's. Purchasing, planting, and pulling out annual plants each year isn't sustainable and is a missed opportunity to have beautiful plants that could grow larger each year."

ONLINE RESPONSE DATA:



PUBLIC + STAKEHOLDER ENGAGEMENT

DESIGN WORKSHOP



Small Group Stakeholder Discussions, Design Workshop



Small Group Stakeholder Discussions, Design Workshop



Design Team, Design Workshop



A design workshop was facilitated on February 16 - 17, 2022 at the Robert D. Johnson Recreation (RDJ) Center in Fargo, ND. Members of the design team of AGL Landscape Architects and RDG Planning and Design were present at the RDJ Center Boardroom where design concepts, diagrams, and sketch illustrations were prepared for Public Input and feedback at the Public Input Meeting #1 and Open House held on February 17, 2022 from 6pm – 8pm.

Stakeholders and interested parties of the master plan were able to schedule time with the design team to share information, express an idea or concern, or simply learn more about the master plan process.

The design workshop focused on overall concepts for Island Park with the following groups or representatives participating and sharing information on uses and needs within Island Park:

- Pool Location and Programming
- Outdoor Public Gathering Space
- Tennis Facilities and Programming
- Operations and Maintenance Considerations
- Off-Street Parking for Pool Updates and Expansion
- Fargo-Moorhead Community Theater (FMCT)
- YMCA

For more information, a summary report of the design workshop and comments received is included in the appendix.



PUBLIC INPUT MEETINGS

Two Public Input Meetings were held as part of the master planning process.

On February 17, 2022 a Public Input Meeting #1 was held from 6-8pm at the RDJ Recreation Center to present information and receive public input on the master planning process for Island Park.

The design team provided a brief presentation to inform attendees of items being studied during the master planning process for Island Park.

Following the presentation, the public was invited to visit a variety of workshop stations for more information and to gather feedback on a variety of topics including:

- Bicycle and Pedestrian Connections
- Park Facilities and Amenities
- Arts and Cultural Opportunities
- Historic Preservation and Interpretation
- Community Event Spaces
- Additional Park Programming Opportunities
- Pool Location Options within Island Park

Public Input Meeting and Open House #2 was facilitated on April 26, 2022 at the Robert D. Johnson Recreation (RDJ) Center in Fargo, ND. Members of the design team were present at the RDJ Center Gymnasium where design concepts, diagrams, and sketch illustrations were presented for public input and feedback. The design team provided a presentation to inform attendees of the following items being studied during the master planning process for Island Park:

- Project Overview and Schedule
- Reasons for Preparing a Master Plan for Island Park
- Goals for the Project
- Summary of Top Comments – Mind Mixer
- Summary of Comments – Workshop and Public Input Meeting #1
- Review Spatial Relationship Diagrams – Options 1 & 2

Following the presentation, the public was invited to review the concept options for more information and to solicit feedback on a variety of topics. The following pages summarize the input received at each of the displays. There were two (2) identical displays of boards at 30"x42" showing options 1 and 2 for general layout of major programmatic elements within Island Park. The attendees of the public meeting were asked to place a green sticker dot on the relationship diagram that they felt best represents the most ideal layout of the main program elements of the park.



Art and Cultural Opportunities Station, Public Input Meeting 1



Relationship Diagram Review, Public Input Meeting 2



Public Input Meeting 2 Presentation

MASTER PLAN SPATIAL RELATIONSHIP DIAGRAMS

- 1

Gathering Space:
Includes an approximate 1.5 Acre space for major events at Island Park, like Midwest Kid Fest, Island Park Show, FM Pride, Sanford's Roger Maris Summer Night, Concerts, Block Parties, Food Vendors, and Farmer's Markets. This space would be a blend of hard surface at the edges of the space where vendors and event vehicles can park without impacting trees and root systems further inside the park. The remainder of the space would be lawn and landscape space that allows flexible recreation use for passive events like yoga, fitness classes, or other group activities and gatherings.
- 2

120 Stall Parking Lot:
Includes a reconstruction of the existing parking lot to achieve approximately 120 stalls and will mainly serve the pool facility during peak summer hours. During the remainder of year, this parking lot will serve the entire park space as it does currently.
- 3

Open Air Amphitheater at Scherling Complex Site
The existing Scherling Complex concrete grandstand and rooms below could be removed and the existing wall façade of the grandstand could be preserved and enhanced to serve as the backdrop for an open-air amphitheater and stage in a bowl-type configuration where spectators would face west and performers on stage would face east. An approximate permanent ticketed seating arrangement of 450 seats would be placed along the lower level adjacent to the stage and approximately 500 movable or lawn chair seats could be placed at the upper lawn space of the amphitheater. The potential renovation concept of the grandstand should be further coordinated with guidance and input from the Fargo Historic Preservation Commission.
- 4

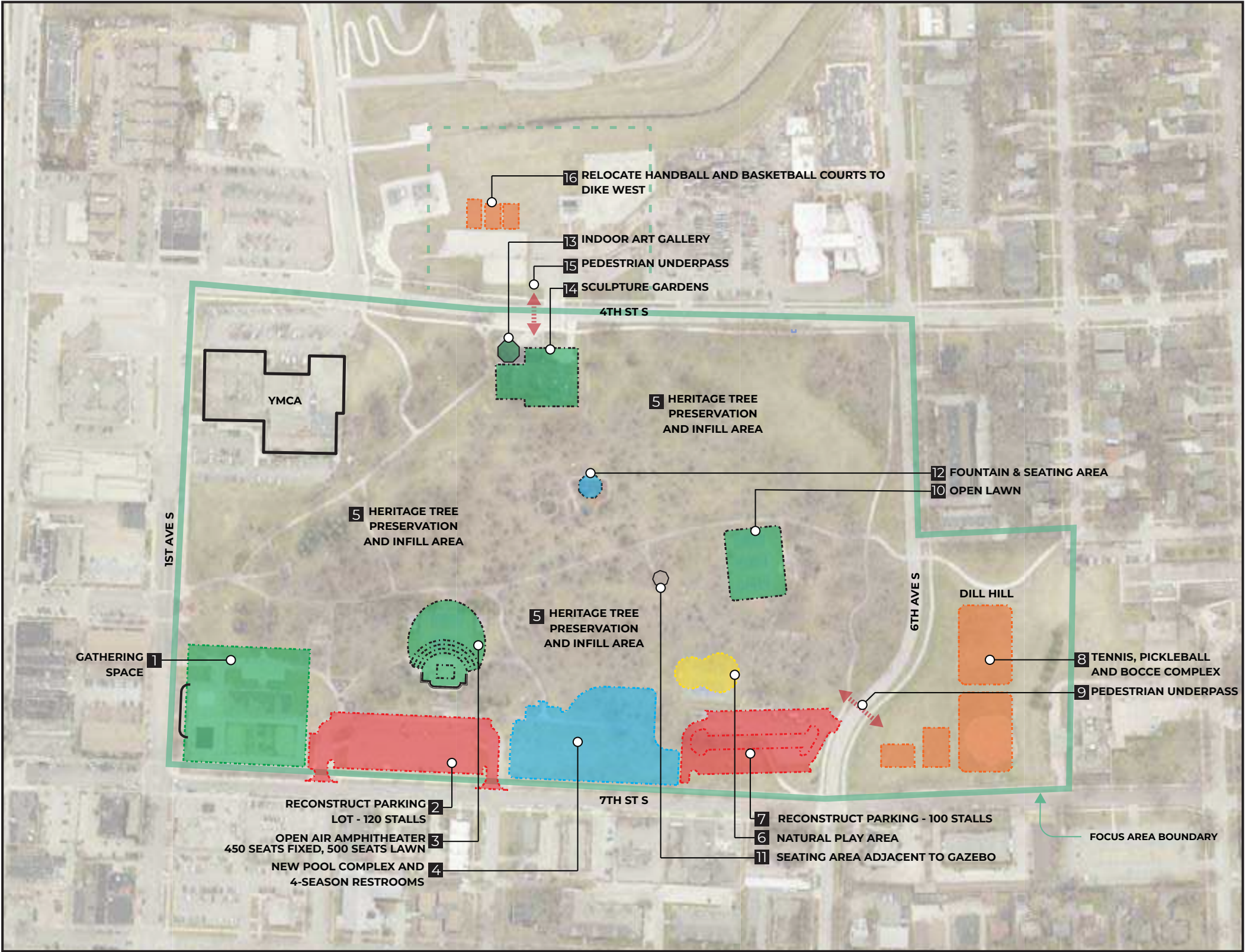
Pool Complex:
Includes a 50M pool, leisure pool with drop slides, play structure, spectator bleacher seating, 4-season bathhouse facility with restrooms and concessions, water slide complex, and lazy river. The building facility in this concept is situated at the center of the outline area to serve the remainder of the park, nature play area, and amphitheater space for tickets, concessions, and restroom use during performances.
- 5

Heritage Tree Preservation and Infill Area:
Island Park is special because of the extensive tree canopy that has existed for generations. This area should be preserved, enhanced, and infilled with appropriate species that will perpetuate and improve the quality of tree canopy that exists today. Examples best suited for parks and public spaces include large deciduous and disease resistant species like Oaks, Elms, Black Walnut, Kentucky Coffeetree, Sugar Maple, Honeylocust and others with an upright high shade canopy. Longevity of growth rate should be prioritized in these areas.
- 6

Natural Play Area:
Nature play is when children are provided with the opportunity to engage in unstructured play activities in outdoor settings where natural elements feature, such as logs, stumps, rocks and water, as opposed to conventional manufactured play equipment with plastic and other prefabricated or manufactured products.
- 7

100 Stall Parking Lot:
Includes a reconstruction of the existing parking lot to a one-way loop configuration with a center island to preserve trees in the middle of the existing parking lot. Total parking achieved is approximately 100 stalls including accessible parking spaces.
- 8

Tennis and Pickleball Complex at Dill Hill
Includes 6 tennis courts, 3 pickleball courts, and 3 bocce courts in the open space and skinned infield area at Dill Hill.



ISLAND PARK MASTER PLAN - OPTION 1

PARK SPACE RELATIONSHIP DIAGRAM
APRIL 2022

9

Pedestrian Underpass at 6th Ave. to Dill Hill

A pedestrian underpass under 6th Ave. would provide a safe pedestrian connection to Dill Hill and the new tennis court complex for access to and from the parking lot and restroom facilities at the pool complex. This underpass also connects the neighborhoods and schools to the south to Island Park for increased safety for pedestrians and bicyclists.

10

Open Lawn

Includes converting existing tennis courts in this area to an open lawn or garden space that could serve as a quiet space within the park, or as a smaller open space for weddings or other small gatherings in the park.

11

Bandstand / Gazebo Seating Area:

Includes a paved space with improved accessible walkway for seating of small events like weddings, small concerts, or performances.

12

Fountain and Seating Area:

The area presently occupied by the existing playground would be converted into a seating area and fountain to offer the element and sound of falling water within Island Park. This location is ideal because of it's central walkable location and open clearing of trees, allowing warmth of sunshine and quiet solitude within the park.

13

Indoor Art Gallery Space

Includes preservation and reuse of the Katherine Kilbourne Burgum Pavilion added in 2011 and converted to a public indoor art space with changing exhibits throughout the year / seasons.

14

Sculpture Garden:

The space presently occupied by the former FMCT building wing would be converted to an outdoor public sculpture garden and accessible to all park users. Historic sculptures located throughout the park would be relocated to this area and space is available for additional exhibits that may be permanent or temporary installations. This could also be an ideal space for a winter sculpture garden that could include special lighting and offer protection from the wind from the trees and topography in this area.

15

Pedestrian Underpass at 4th St.

A pedestrian underpass under 4th St. would provide a safe pedestrian connection to Dike West as well as the riverfront trail system. Major events and programming at Island Park like the swimming pool would be connected to the greater community through access to the trail system and further encourage biking and walking to Island Park.

16

Relocate Basketball and Handball to Dike West

In an effort to group similar active facilities and allow further passive recreation spaces in Island Park, the existing handball and basketball courts at the Scherling Complex could be relocated to Dike West in the approximate area shown.

17

Tree Impacts Based on this Layout:

It is estimated that the following tree quantities would need to be removed to accommodate the pool location, parking facilities, and other modifications to the park: **70 Trees**

1 60 Stall Parking Lot:

Includes a new parking lot of approximately 60 stalls, including accessible parking spaces, which serves as additional event parking for the proposed gathering space and could also serve as parking for vendors, farmer's market, and general parking for the east portion of Island Park. This parking lot when not used for park events can be shared with the YMCA upon potential shared-use agreement.

2 Gathering Space:

Includes an approximate 1.5 Acre space for major events at Island Park, like Midwest Kid Fest, Island Park Show, FM Pride, Sanford's Roger Maris Summer Night, Concerts, Block Parties, Food Vendors, and Farmer's Markets. This space would be a blend of hard surface at the edges of the space where vendors and event vehicles can park without impacting trees and root systems further inside the park. The remainder of the space would be lawn and landscape space that allows flexible recreation use for passive events like yoga, fitness classes, or other public group activities and gatherings both scheduled and unscheduled.

3 Pool Complex:

Includes a 50M pool, leisure pool with drop slides, play structure, spectator bleacher seating, 4-season bathhouse facility with restrooms and concessions, water slide complex, and lazy river. The building in this concept is situated at the southeast corner of the outline area so as to serve the gathering space and remainder of park space.

4 120 Stall Parking Lot:

Includes a reconstruction of the existing parking lot to achieve approximately 120 stalls and will mainly serve the pool facility during peak summer hours. During the remainder of year, this parking lot will serve the entire park space as it does currently.

5 Sculpture Garden:

The space presently occupied by the Scherling Complex Tennis Courts would be converted to a public sculpture garden and accessible to all park users. Historic sculptures located throughout the park would be relocated to this area and space is available for additional exhibits that may be permanent or temporary installations. This could also be an ideal space for a winter sculpture garden that could include special lighting and offer protection from the wind from the adjacent historic pool grandstands. This is also an ideal space to develop a "History of Island Park" or timeline of photos, postcards, and other historic imagery from Island Park.

6 Heritage Tree Preservation and Infill Area:

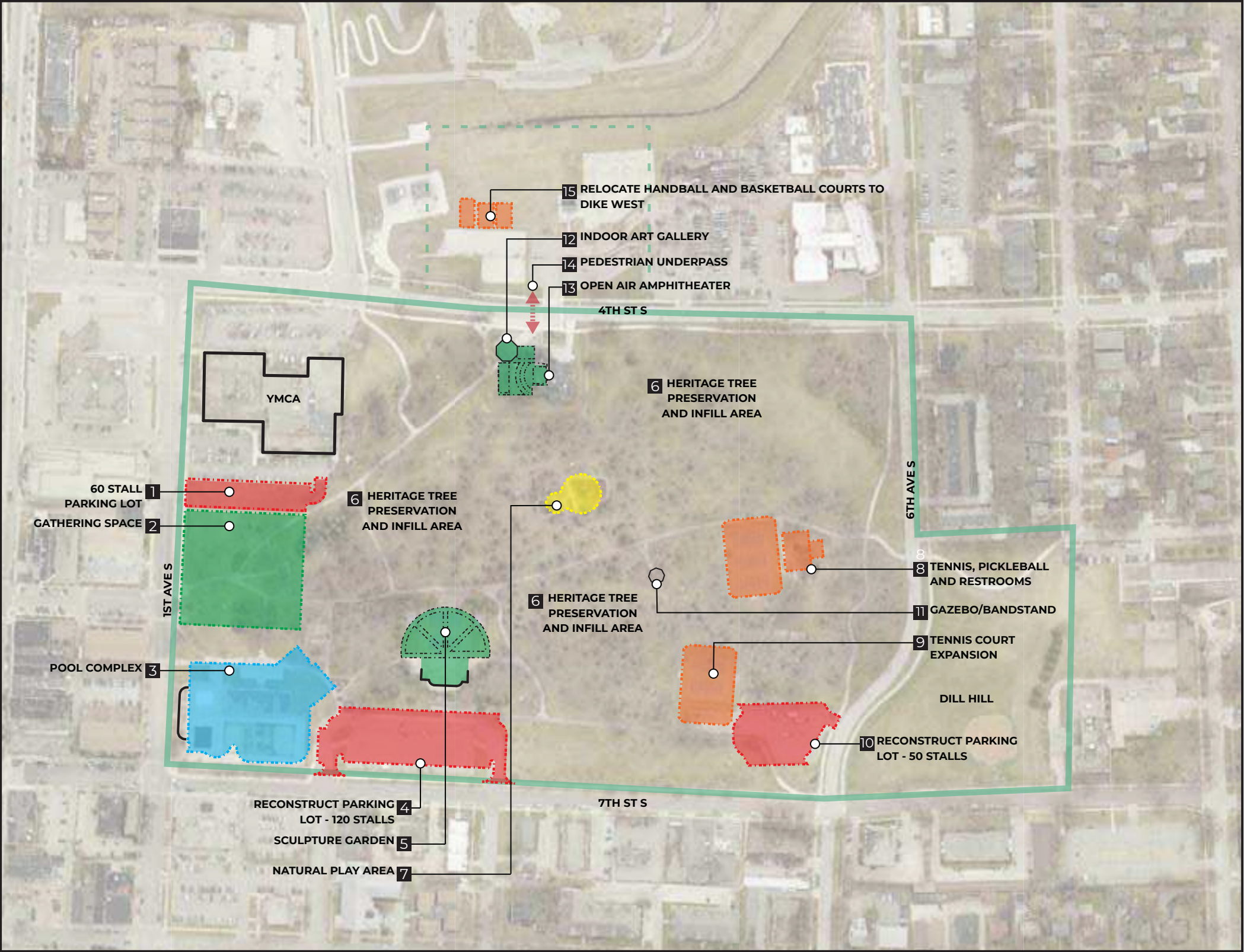
Island Park is special because of the extensive tree canopy that has existed for generations. This area should be preserved, enhanced, and infilled with appropriate species that will perpetuate and improve the quality of tree canopy that exists today. Examples best suited for parks and public spaces include large deciduous and disease resistant species like Oaks, Elms, Black Walnut, Kentucky Coffeetree, Sugar Maple, Honeylocust and others with an upright high shade canopy. Longevity of growth rate should be prioritized in these areas.

7 Natural Play Area:

Nature play is when children are provided with the opportunity to engage in unstructured play activities in outdoor settings where natural elements feature, such as logs, stumps, rocks and water, as opposed to conventional manufactured play equipment with plastic and other prefabricated or manufactured products.

8 Tennis and Pickleball Complex with Restrooms:

Includes 3 tennis courts, 3 pickleball courts, and a new 4-season restroom facility to serve the courts as well as other park use in the south portion of Island Park including children and families using the natural play area.



9 Tennis Court Expansion:

Includes converting existing parking to add an additional one (1) tennis court in this area and to accommodate a total of six (6) tennis courts total in Island Park to serve tournament and community use.

10 50 Stall Parking Lot:

Includes a reconstruction of the existing parking lot to a one-way loop configuration with a center island to preserve trees in the middle of the existing parking lot. Total parking achieved is approximately 50 stalls including accessible parking spaces.

11 Bandstand / Gazebo Seating Area:

Includes a paved space with an improved accessible walkway for seating of small events like weddings, small concerts, or performances.

12 Indoor Art Gallery Space

Includes preservation and reuse of the Katherine Kilbourne Burgum Pavilion added in 2011 and converted to a public indoor art space with changing exhibits throughout the year /seasons. Two building wings could be renovated and used to facilitate indoor classrooms and concessions for the adjacent outdoor open air amphitheater space (See #13).

13 Open Air Amphitheater at FMCT Site

The sunken or recessed area where the FMCT building removal could be converted to an open-air amphitheater space of approximately 500 seats. A new stage of approximately 30'x40' is proposed at the southern end of the space. The recessed or sunken grade in this space and adjacent building wings create a protected environment from wind and noise from adjacent streets and park spaces. Existing heritage trees in this area provide additional comfort and shade for spectators and performers.

14 Pedestrian Underpass at 4th St.

A pedestrian underpass under 4th St. would provide a safe pedestrian connection to Dike West as well as the riverfront trail system. Major events and programming at Island Park like the swimming pool would be connected to the greater community through access to the trail system and further encourage biking and walking to Island Park.

15 Relocate Basketball and Handball to Dike West

In an effort to group similar active facilities and allow further passive recreation spaces in Island Park, the existing handball and basketball courts at the Scherling Complex could be relocated to Dike West in the approximate area shown.

16 Tree Impacts Based on this Layout:

It is estimated that the following tree quantities would need to be removed to accommodate the pool location, parking facilities, and other modifications to the park: **52 Trees**

ISLAND PARK MASTER PLAN - OPTION 2

PARK SPACE RELATIONSHIP DIAGRAM
APRIL 2022



PUBLIC FEEDBACK ON RELATIONSHIP DIAGRAMMS

Public Input received and sticker dot votes confirmed that a majority of meeting attendees preferred the following options

- Pool to be replaced in it's present / current location
- Gathering space centered at south terminus of Broadway
- Fountain in the center of the park
- Play area closer to restrooms and parking
- Possible relocation of tennis courts to Dill Hill
- Whichever option impacts the least amount of trees

There was not general support for pedestrian underpasses under 4th St. or 6th Ave. S. as public input received indicated that neither of these at-grade crossings as they exist today were perceived as dangerous or difficult to cross in terms of traffic volumes. In addition, many felt that the cost of pedestrian underpasses could be better spent or allocated in other ways within the park.



Public Input Meeting 2 Presentation

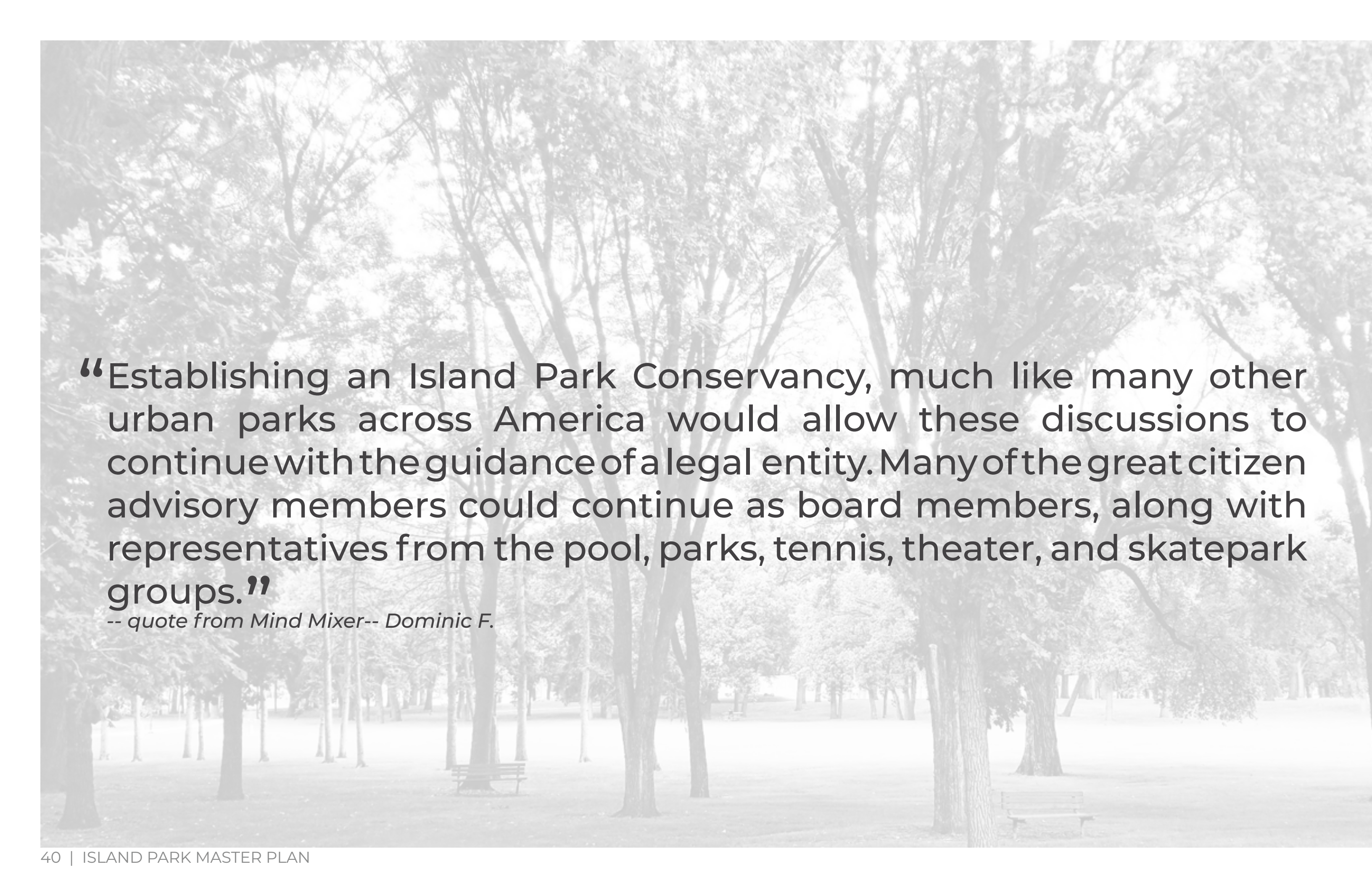


Public Input Meeting 2, Relationship Diagram Review



Public Input Meeting 2 Presentation





“Establishing an Island Park Conservancy, much like many other urban parks across America would allow these discussions to continue with the guidance of a legal entity. Many of the great citizen advisory members could continue as board members, along with representatives from the pool, parks, tennis, theater, and skatepark groups.”

-- quote from Mind Mixer-- Dominic F.



MASTER PLAN RECOMMENDATIONS

MASTER PLAN



MASTER PLAN - LEGEND

1	Gathering Space
2	Pool Complex
3	Bathhouse
4	Open Air Amphitheater
5	Existing Historic Pool Grandstand
6	Expanded Parking Lot
7	Picnic Shelter
8	Play Area
9	Angel of Hope
10	Tennis + Pickleball Courts
11	Restroom + Storage
12	Maintenance Building
13	Lewis Bandstand (Gazebo)
14	Fountain
15	Woodland Garden
16	FMCT + Pavilion
17	Sculpture Garden
18	Pollinator Garden
19	Rain Garden
20	Boardwalk
21	Relocated Handball + Basketball
22	10' Shared Use Path
23	Heritage Tree Preservation Area
24	6' Crushed Stone Natural Trail
25	Relocated GAR Sculpture
26	Wergeland Sculpture

GUIDING PRINCIPLES OF THE MASTER PLANNING PROCESS:

- Organize or group similar activities throughout the park by active and passive uses
- Locate more active uses toward the perimeter of the park, while promoting more passive and natural use within the park's interior.
- Look at adjacent park spaces like Dill Hill and Dike West for additional opportunities for recreation
- Develop a park layout that encourages more connections to spaces within the park itself, rather than passing through from north to south.
- Develop a park layout that is classic in nature, with graceful walkways, sweeping shapes, and emphasis on tree preservation when new elements are considered, to the greatest extent practical.

HISTORIC PRESERVATION RESOURCES

There are many groups and agencies established to assist and provide resources on the topic of Historic Preservation within Island Park. As conversations continue and long-term park improvements are prioritized, the following organizations are established and available to help with information, processes, and resources as it relates to Historic Preservation and interpretation.

Fargo Historic Preservation Commission

Commission Responsibilities

“Identifying, evaluating, and designating properties significant in the history, architecture, engineering, and culture of the community, state, and nation. Retaining and enhancing historic properties while allowing their adaptation for current use by assuring that alterations are compatible with their historic character.

Assuring that new construction and subdivision of lots in designated historic districts complies with the standards of the Land Development Code.”

Source: (<https://fargond.gov/city-government/boards-commissions/historic-preservation-commission>)

Native American Commission (NAC)

“The mission of the Fargo Native American Commission (NAC) is to work together to strengthen the Native American community to promote understanding, recognition, and respect for cultures and to enrich the community as a whole. The NAC and its members are committed to a shared vision that nurtures Native American culture and values.

The Native American Commission was established by Resolution on June 19, 2006 as an advisory group to the City Commission. Efforts of the Committee are to be coordinated with the work of the Community Development Committee and the Human Relations Commission of the City.

The purpose of the NAC is to develop recommendations for City participation in Native American projects/programs; inventory local Native American cultural assets; evaluate existing information on local Native American assets and needs; and provide oversight to City-funded Native American projects/programs/facilities.

Source: <https://fargond.gov/city-government/boards-commissions/native-american-commission>

North Dakota State Historic Preservation Office (SHPO)

“The SHSND is the agency within North Dakota responsible for protecting historic properties. As such, the ND SHPO, within the Archaeology and Historic Preservation Division (AHP) of the SHSND reviews federally proposed, licensed and/or funded projects and the concomitant cultural resources identification, evaluation, protection, preservation, and development and/or mitigation efforts. Further, the AHP, through the Director, is responsible for preservation and interpretation of antiquities on the state level (see North Dakota Century Code [NDCC] 23-06-27, 55-02-03, 55-02-07, 55-02-07.1, 55-03-01, 55-03-01.1, 55-10-01, 55-10-09).”Source: <https://www.history.nd.gov/hp/index.html>

North Dakota Century Code 55-02-07 states:

“Any historical or archaeological artifact or site that is found or located upon any land owned by the state or its political subdivisions or otherwise comes into its custody or possession and which is, in the opinion of the director of the state historical society, significant in understanding and interpreting the history and prehistory of the stat, may not be destroyed, defaced, altered, removed, or otherwise disposed of in any manner without the approval of the state historical board, unless section 55-02-07.2 applies to the site. Notification of the director’s opinion of significance must be communicated to the appropriate governing official. The state historical board through the director, within sixty days of written notification to it by the appropriate governing official of the state or political subdivision’s desire, need, or intent to destroy, alter, remove or otherwise dispose of a significant artifact or site, shall provide the governing official written direction for the care, protection, excavation, storage, destruction, or other disposition of the significant artifact or site. The state and its political subdivision shall cooperate with the director in identifying and implementing any reasonable alternative to destruction or alteration of any historical or archaeological artifact or site significant in understanding and interpreting the history and prehistory of the state before the state historical board may approve the demolition or alteration.

The procedures regarding protection of public health and safety on sites having a public function are outlined under NDCC 55-02-07.2.”



GATHERING SPACE

The “Gathering Space” is the northern introduction of Island Park to Broadway. It serves as a formal terminus of the street and also serves as both the connection and the invitation point between the park and Downtown.

This space is envisioned as one that will accommodate food trucks and various medium-large sized events. By utilizing the proposed parking area adjacent to the YMCA, along with street parking on the south side of 1st Avenue, events like farmers markets, small art fairs, and festivals are able to accommodate vehicles without impacting the forestry and greenery inside of the park boundaries. Currently when similar events take place within the park, they weather the would-be lush lawn into muddy and patchy portions of grass. By keeping heavy vehicles off of the parkland grass, these spaces are preserved for pedestrians and park users.

A key consideration for the use of this space was a continuation of the effort to keep high activity events on the periphery of the park. This strategy is twofold in its methodology. First, it invites intentional park guests and passers-by to interact with the periphery of the park. This welcomes guests from adjacent neighborhoods whether it be Hawthorne or Downtown to interact with the edge of the park. Secondly, it preserves the tranquil moments inside of the park which are highly valued by guests.

The “Gathering Space” is a blend between active and passive programming for the park. It has the capacity of being a high energy space during key moments throughout the year. But the majority of the time the space will act as a gateway into the park. It will be a space for the adjacent apartments to call their front lawn; a space where families and young adults that currently picnic and read, can continue to do so in a safe and welcoming environment.

KEYMAP



POOL LOCATION



Image Courtesy of Zerr-Berg Architects

The specific pool design is being completed under separate agreement and scope of services with the Fargo Park District. Members of the pool design consultant team participated in the public input process and design workshop to share information about potential programming and various concept alternatives for evaluation within Island Park.

Basic program elements of the pool facility being considered include:

- 50M pool
- Drop Slides
- Leisure Pool
- Zero Depth Entry Pool With Play Features
- Shade Structures
- Bleacher Spectator Seating (for outdoor meets)
- Bath House / Restroom / Concession Facility
- Water Slide Complex
- Lazy River

The images shown on this page are conceptual and provided as a courtesy by the pool design consultant. A final design for the pool has not been selected as of the date of this report.

The master plan process evaluated 4 separate locations to determine an optimal location based on adjacent parking, pedestrian access, promotion of 4 season facility use, and tree impacts.

Of the 4 locations tested, the location was further narrowed down to 2 locations:

- Existing Location
- Potential New Location (Generally, Between the 2 Existing Parking Lots and in the current lawn space along 7th St.)

Of the 2 locations, it is recommended that the pool be replaced in it's current location based on public input comments, fewer tree impacts, and less general park site disturbance at this location.



Image Courtesy of Zerr-Berg Architects

KEYMAP



HISTORIC POOL GRANDSTAND

Existing Grandstand

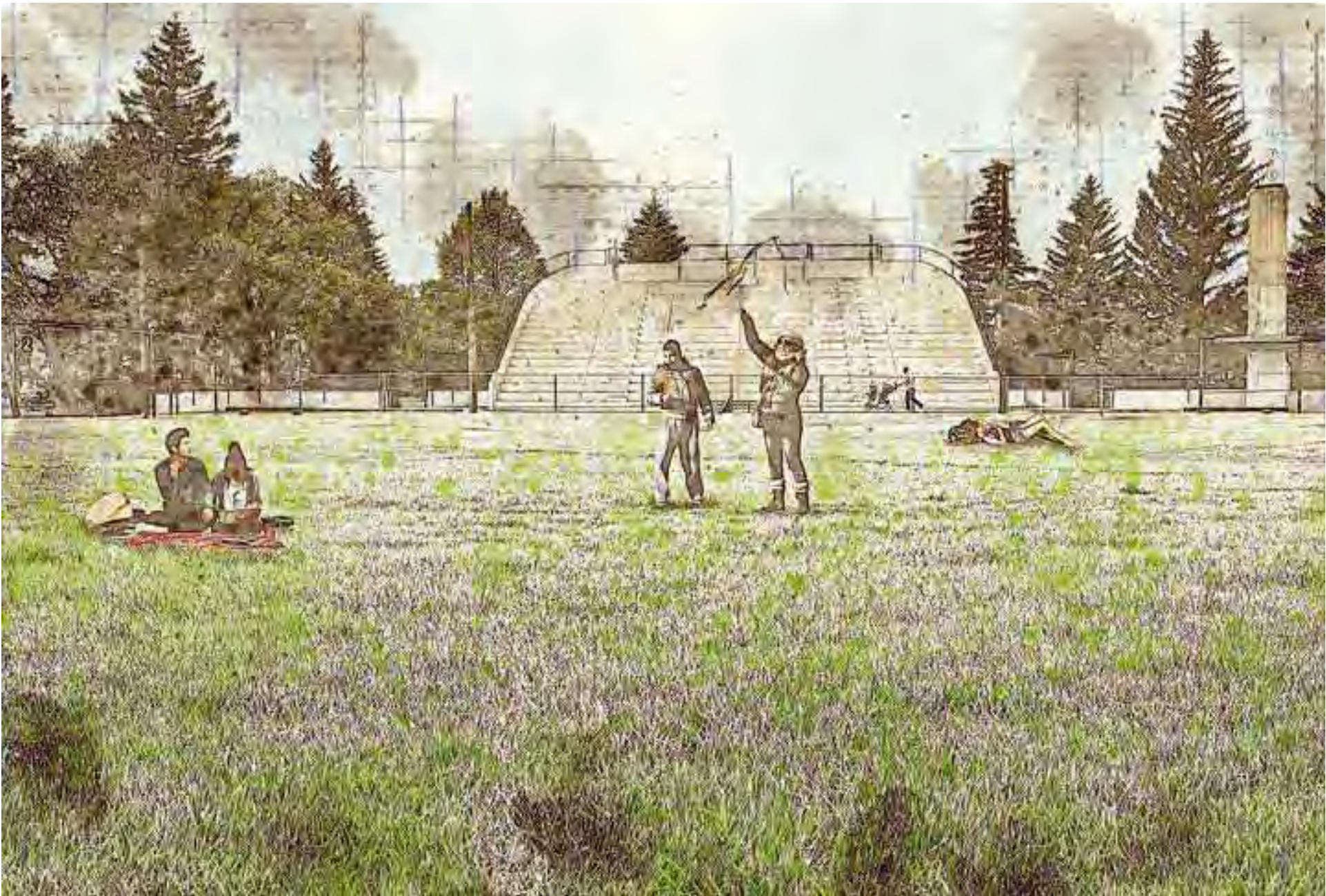
We recommend further analysis be completed to develop a plan to either renovate or rehabilitate the existing historic pool grandstand.

As part of this project, we have had a productive conversation with the Fargo Historic Preservation Commission regarding what could be done.

They weren't opposed to a plan being developed to address the deteriorating conditions of the grandstand and subgrade rooms.

There is already precedence set within Island Park of keeping a wall façade for purposes of historic preservation.

The Grandstand provides a unique setting to reflect back on the history of Island Park while enjoying open sun and protection from the wind. This can be left as an open space for flexible programming or small outdoor gatherings on the lawn.



KEYMAP



OPEN LAWN



In various locations throughout the park there are spaces designated as Open Lawn. Throughout the public engagement efforts members of the community reiterated how crucial unprogrammed space is within Island Park and how it is used by the diverse array of park guests.

College students use this space to study. Children use the space for frolicking and games. Families use the space for picnics and special gatherings. Each of these activities contributes to the energy and sense of life within the park, while also providing ample “people watching” opportunities.

Island Park is not a place that benefits from a programmed football or soccer field, but it is a space that needs to be flexible to the various users and uses which call upon its facilities. For that reason spaces have been strategically placed to accommodate the varied activities that guests may plan to do within the park grounds.

Some of the strategy that went into placement of the “Open Lawn” spaces was accommodating these spaces where there would be minimal to no impacts to existing tree canopy. Openings in the forest are prime locations this type of flexible programming. As with many of the park elements, the open lawn space is in stark contrast to some of the high activity spaces along the periphery of the park. The intent is to keep the interior of Island Park designated for tranquil and serene experiences. The pool, gathering space, and playground are all held to the outer boundaries for this reason, while the open lawns, can accommodate anything from a mid-afternoon nap to sunrise yoga.



KEYMAP



OFF-STREET PARKING

Parking at Island Park is a complicated matter. Public input received has acknowledged that parking for events can be a challenge, yet public comments have expressed that the park should not include more parking than minimally necessary.

More than half of park visitors stated that they drive to Island Park.

As part of the pool expansion project, a parking demand and supply analysis was completed by a transportation consultant under separate contract and has shown that an additional 99 spaces is estimated to meet forecasted demand.

When looking at existing parking supply of approximately 141 spaces in the park, this equates to a total parking supply forecast of 240 spaces (141 +99)

The master plan shows a total potential parking lot supply of 260 spaces, not counting the small parking lot to serve the Dill Hill Tennis Court Area, which would bring the total parking count within Island Park to just under 300 spaces for off street parking.

The 2 existing parking lots can be reconstructed to allow a more efficient parking layout, while the 2 new parking lots can help meet future needs for the tennis courts, gathering space, pool, and amphitheater. Programming at Island Park should be planned to avoid overlaps during large events and heavy park or pool use to ensure adequate parking is available.



Landscaped Bioswale on Perimeter of Parking Area



Landscape Perimeter of Parking Area

KEYMAP



Central Parking Area Bioswale



Dry Creek Planting Bed Inside Parking Area

OPEN AIR AMPHITHEATER

Fargo Moorhead Community Theatre plans to demolish most of their facility due to recent damage to the roof structure.

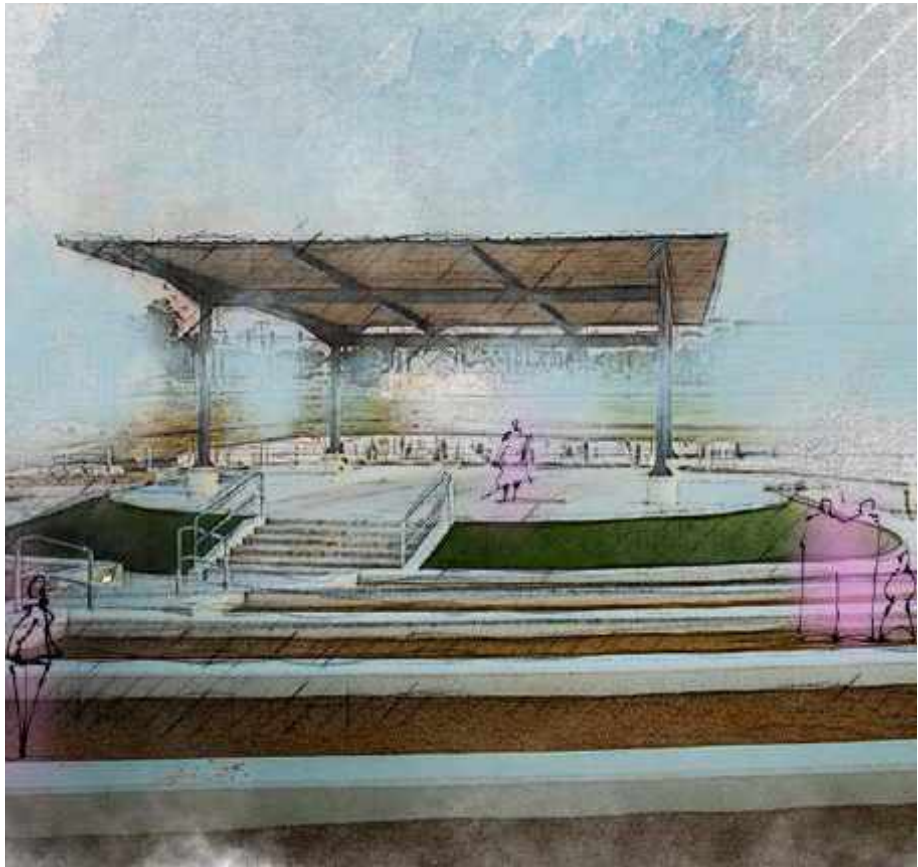
The pavilion and connecting wings may be possible to salvage during the demolition process.

A Memo of Understanding between the Fargo Park District and FMCT has been drafted which allows FMCT to remain in Island Park.

As such, their programming could change to move their performances from an indoor setting to an outdoor open-air amphitheater.

From this illustration, one can envision the possible footprint of the remodeled FMCT site which allows screening from the adjacent 4th St. frontage and allows a stage and seating for approximately 300 people or more.

A separate design for the demolition and construction of this space will be the responsibility of FMCT, but one can see how the footprint fits nicely within the area of the former building footprint and sunken topography, allowing a unique audience experience within the beautiful outdoor setting of Island Park.



KEYMAP



SCULPTURE GARDEN & FOUNTAIN

Fountains and water features can be found in many historic and classically designed parks from the late 19th Century and early 20th Century. The element of water has been constant in Island Park, whether it be the adjacent Red River, swimming pools, or small man-made ponds.

The site of the existing playground could be converted to a seating area with a fountain and adjacent sculpture gardens for local artists to display their work.

The sound of moving water at this location in combination with outdoor public art can provide another quiet and contemplative space that many in the community enjoy within Island Park.



KEYMAP



PICNIC SHELTERS & NATURE BASED PLAY

The master plan shows the potential relocation of the play area from the center of the park to the area shown.

This area allows for better visibility for security and maintenance, connects to adjacent parking, allows better access to the open lawn area to the west, and closer proximity to the future restrooms at the bathhouse.

The recommendations are to encourage use of natural materials and colors to fit best in the context of the tree canopy and natural setting.

A new picnic shelter is shown at this location for family gatherings while children use the play area.



Examples of Recommended Shelter Materials: Wood, Stone, + Natural Colors



Photo Credit: Earthscape



Photo Credit: Earthscape



KEYMAP

SPORTS COURTS

The tennis courts in their present location create a situation that is difficult to manage for tournaments and events due to spacing and distance of the courts during tournament play.

We’ve also learned that over time, the edges of the courts are difficult to drain because of debris and soil buildup around the perimeter.

Acorns and debris from the adjacent oak trees may be making play and court preparation a challenge.

In an effort to select an area with enough space to accommodate up to 6 courts, the Dill Hill site was outlined as a potential site to accommodate the tennis courts.

This site also allows the potential for development of Pickleball Courts, Parking, and a future restroom and storage facility for the courts.

Relocating the tennis courts to Dill Hill allows the spaces within Island Park to be converted to more passive use opportunities. Tennis and Pickleball are ideal recreational uses for adjacent neighborhoods and schools to walk to.

The existing ballfield at Dill Hill is not replaced due to ballfields at Lindenwood Park and a nearby skinned infield at Clara Barton School for school and neighborhood use. This was an item that did not receive many comments during the public input process.



KEYMAP



ART INTEGRATION

Incorporating artistry as a distinctive element integrated into the design of the park's perimeter monuments is an opportunity to introduce and celebrate both the natural and cultural history that has shaped Island Park over time. Interpretive artistry that is informed by inclusive narratives specific to this place and about the community that calls this place 'home' from the pre-settlement era to the contemporary, creates the opportunity for deep and meaningful connections between people and place. It is an opportunity to share the unique story of 'Fargo in the Woods' or the natural forces of the Red River of the North shaping and reshaping the land, the very unique features of this park, or perhaps a simple inspiration found in the natural beauty of the textures of the heritage trees cherished by all. The Park entry monuments are an opportunity to incorporate lighting to accentuate form and to be welcome beacons, inviting visitors throughout the seasons as day shifts to night or early morning. The monuments should combine elements of history with contemporary touches in form through the careful selection of materials relating to historic colors and textures of found in Fargo creating connections to the park from the urban downtown.

Sculptural elements in the park should be considered for the opportunity to help set the stage for a contemplative experiential oasis found in the heart of the park. Themes interpreting nature, textures, colors, forms, and the multitude of ways that different cultures respond to that love of nature and discovery of self should all be considered as sources for inspiration in the development of the sculpture garden. Themes that explore the relationship of our connection to the land, spiritually and physically – in this park where it has been said "... the river owns the land..." could be a fertile starting point in developing an overall theme for the interpretation in form, color, words inspired by Island Park.



PARK GARDENS

Rain Garden

The area just south of the YMCA is quite flat and has poor drainage. Some public comments have indicated muddy conditions along the sidewalks and areas that are difficult to maintain in good mowing condition.

As such and in conjunction with the potential parking expansion near YMCA, a rain garden could be developed in this area to better facilitate drainage, clean stormwater pollutants, and provide a learning landscape for park visitors and children at the YMCA.

Boardwalks could be planned in this area to allow safe connection from the YMCA into the park while allowing observation areas for unique water loving plants.

Water depth in this area should be minimal at 6”- 12” and drain mostly dry within 24 hours after a rain event. A rock or stone edge can be implemented to allow easier maintenance along the perimeter when mowing.

The rain garden and sub-drainage system would connect to the existing storm sewer manhole that drains this area and will help to mitigate muddy conditions while allowing plants that clean stormwater and promote additional opportunities for things like birdwatching and nature.

A series of garden spaces are shown in the open space to the south of the bandstand where the tennis courts are presently located.

There is interest in the community with groups like the Kiwanis Club to help develop garden spaces for mental health and wellness. This space gets a combination of shade and sun which could promote a great variety of plant color and texture.

KEYMAP



Woodland Garden

A woodland garden takes advantage of space within an overstory of tree canopy to provide a shady, layered garden space where the plants are organized in a very natural or organic manner. This is an ideal space to highlight and showcase native or regional species and often present themselves as a miniature botanical gardens with a variety of flowering shrubs, perennials, and grasses. Walkways through the space allow park users to enjoy the plants and comfort of shade up close and personal. Benches spaced throughout the garden allow quiet seating areas for rest, mental health, and enjoyment of nature.

Pollinator Garden Space

Pollinator gardens in urban parks provide a patchwork of beneficial habitat in areas where pollinator species like birds, bees, and other insects are in decline due to ongoing growth and urban development.

It is also important to note the recent national initiatives to develop more areas for pollinators within urban areas. These are great spaces for schools and childcare facilities like the YMCA to visit, learn, and participate in the importance of pollinators in our ecosystem, not to mention several grant funding opportunities to help pay for costs of implementation.



WINTER PROGRAMMING OPPORTUNITIES



One of the main goals of the master plan is to explore options for more winter programming. Park use appears to remain high during winter months and there are many opportunities to further embrace winter in Island Park.

Current programming includes cross country ski trails that are groomed to form two loops on the east and west side of the main walkway that exists in the middle of Island Park. Skiers bring their own equipment to Island Park as there is no winter facility to rent ski equipment within the park.

The proposed new pool complex and bathhouse presents a great opportunity to provide additional winter programming and services throughout the year. The bathhouse could have a community room for warming, concessions, restrooms, equipment rentals, and community room rentals for special events like birthdays or small gatherings for use throughout the year.

In an effort to further embrace winter in Island Park, the master plan recommends the following programming be considered in Island Park:

- Continue cross country ski grooming (classic and skate ski trails) with loops starting and ending at or near the proposed bathhouse.
- Offer options for limited ski and snowshoe equipment rentals at the bathhouse
- Provide staffed facility hours on weekends for concessions, warming, and restroom facilities to encourage and further activate winter seasonal use.

Consider additional winter programming options like;

- Snow and ice sculpture festivals
- Temporary or candle-lit ski trail events
- Holiday tree lighting(s)
- Snow painting and outdoor games
- Bonfires and temporary warming huts (igloos) for rental within the public gathering space
- Winter food markets and booths
- Illuminate the darkness by selecting certain sidewalks within the gathering space to provide a holiday or winter temporary decorative lighting display by local artists or sculptors.

PARK LIGHTING STANDARD

The existing lighting in the park includes decorative pedestrian scale fixtures that provide lighting along main walkways in Island Park.

Several comments during public input indicate areas of the park that are dark or inadequately illuminated and may be discouraging certain areas from being accessed or used.

Additional lighting to match the existing fixtures in Island Park should be added to provide supplemental lighting to the minimum footcandles to provide safe lighting for walking surfaces.

The master plan recommends continued use and expansion of the existing light fixture style which are manufactured by Sternberg Lighting and include a historic arm with decorative metal scroll work. The poles and arms are finished in Verde Green color. New light poles added should include LED fixtures for reduced energy costs and longevity. Approximate light fixture details are as follows:

- Manufacturer: Sternberg Lighting
- Fixture Style: Acorn Downlight, LED-1930
- Pole: Plainfield Series
- Post Cap: Ball Center Cap
- Decorative Arm: 478



SITE FURNISHINGS



Site furnishings include benches, tables, lighting, site walls, signage, bollards, bike racks, bike shelters, bike enclosures, handrails, guardrails, fences, gateways, bus stops, and other site elements that are found throughout the outdoor environment.

It is recommended that the Park District develop and commit to a set of site furniture guidelines and standards for Island Park. Park furnishings shall be based on time-tested, high quality, durable materials and finishes, while being respectful and complimentary of the Park's historic character.

Material Recommendations

Seating, tables, trash and recycling receptacles, bike racks:

- Material: Steel and cast-iron construction
- Finishes: Powder coated
- Color(s): Black, darker shades of green



Limit the amount of custom modifications to site furnishings elements. Acceptable customization of such features might include Island Park or Fargo Park District ornamental details, such as medallions, inscriptions, or engravings. These details should be secondary characteristics, allowing for the site furnishings to remain consistent and distinctive.

Where fencing is required, consider using coated chain link, and pre-finished metals that are finished in black or dark green.

PLANTINGS & VEGETATION

- SCULPTURE/FOUNTAIN GARDEN
- WOODLAND GARDEN
- RAIN GARDEN
- POLLINATOR GARDEN
- PARKING LOT SCREENING
- HERITAGE TREE



AMUR MAPLE



BUR OAK



HONEYLOCUST



BLACK CHOKEBERRY



RUSSIAN SAGE



FRAGRANT SUMAC



GOAT'S BEARD



SUGAR MAPLE



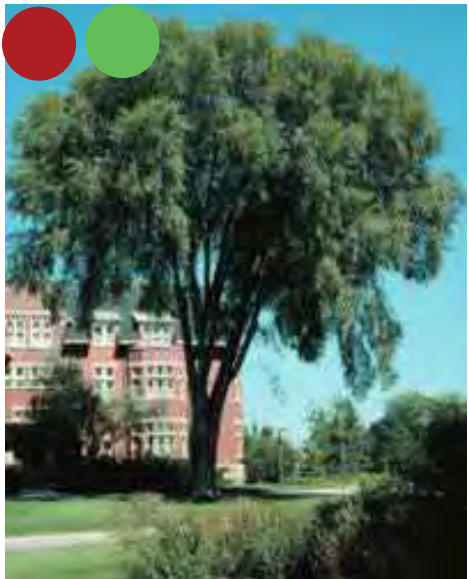
WALKER'S LOW CATMINT
60 | ISLAND PARK MASTER PLAN



PURPLE CONEFLOWER



KENTUCKY COFFEETREE



ELM



SEM ASH LEAF SPIREA

PLANTINGS & VEGETATION



GARDEN GLOW DOGWOOD



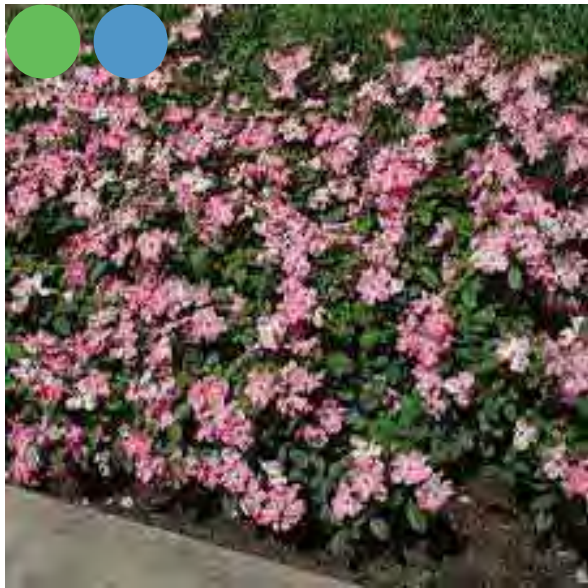
KARL FOERSTER



VANHOUTTE SPIREA



GRAND MARSHALL BEE BALM



NEARLY WILDROSE



WHITE SWAN CONEFLOWER



WENTWORTH VIBURNUM



LITTLE ROCKET LIGULARIA



REGENT SERVICEBERRY



PRAIRIE DROPSEED



BLACK EYED SUSAN



BLUE HEAVEN LITTLE BLUESTEM



SHANENDOAH SWITCHGRASS

TELLING THE STORY - HISTORIC PRESERVATION

Island Park has a rich and interesting story to tell. The existing monuments and remnant building facades help to tell the story of the evolution and changes of the park through time.

Many similar historic community parks have embraced their history in tangible ways that allow visitors and people who may not be familiar with the history of the park to learn, appreciate, and reflect back on what the park may have looked like during different periods of time.

This master plan recommends the concept of a physical element to tell the story of the park which includes a visual timeline or interpretive element that can teach people about the significance of the park through time including Native American and tribal history in the region and Red River up to today's park use while allowing space for the story of Island Park to continue to develop and be added in the future.

An ideal site location for the interpretive element may be somewhere adjacent to the historic pool grandstand facade where the historic context of the park is most prominent.



ISLAND PARK CONSERVANCY

One of the most liked or popular ideas submitted to the online engagement website was the suggestion of establishing an Island Park Conservancy.

Many similar historic community parks throughout the nation have conservancies or “friends of” organizations. In general, the purpose of a park conservancy group is to achieve the following objectives;

- Promote stewardship and improvement of the park
- Leverage public-private partnerships to raise funds for the enhancement and maintenance of the park as well as special or unique project funding.
- Oversees and assists with programming focused on visitor services, conservation, stewardship, and maintenance of special or unique garden spaces that may require a higher level of care than what can be reasonably expected of park maintenance crews.
- Helps respond to the changing needs of park users related to landscaping, infrastructure, design, cultural activities, and environmental issues.
- Helps pay for ongoing planning and historic preservation projects or practices within the park.
- Helps make decisions on memorials or special dedications within the park.

Possible framework for an Island Park Conservancy

The structure or framework for the conservancy may include the following elements;

- 501(c)(3) Non-profit citizen’s organization in public-private partnership with the Fargo Park District
- Secures additional funding opportunities through individual and corporate sponsorships/donations and matching public funds.
- 2-3 Full-time staff (directors for programming, volunteer management, horticulture/landscape management) + Volunteer body for maintenance
- Includes a 6-10 Member Board of Directors
- Helps ensure planning processes or policies are followed and regularly updated
- Follows the mission/purpose statement to the effect of “manage, preserve, and enhance” Island Park for today and the future

Case Study Parks for More Information:

Hermann Park Conservancy, Houston, TX

Founded in 1992 as Friends of Hermann Park, Hermann Park Conservancy is a nonprofit citizens’ organization dedicated to the stewardship and improvement of Hermann Park – today and for generations to come.

Grant Park Conservancy, Chicago, IL

The Grant Park Conservancy is a 501c(3) not-for-profit with a mission to provide a permanent body that enables Grant Park to respond and adapt to the changing needs of its users, as the park passes from generation to generation. Some of these needs relate to landscaping, infrastructure, design, cultural activities, and environmental issues.

Lakeshore Park Conservancy, Knoxville, TN

Lakeshore Park Conservancy is a 501(c)(3) non-profit corporation whose mission is to manage, preserve, and enhance the Park and to build a community dedicated to conserving the Park for the future. As the caretaker of Lakeshore Park, the Conservancy provides operational funding for daily maintenance. This includes landscaping and custodial services as well as conservation and preservation efforts.

Lakeshore Park is a unique joint public/private partnership between the non-profit Conservancy and the City of Knoxville. Founded in 1996, the Conservancy has spearheaded all of the projects that have enhanced the Park’s beauty and appeal. This all began with the baseball fields and the loop trail.





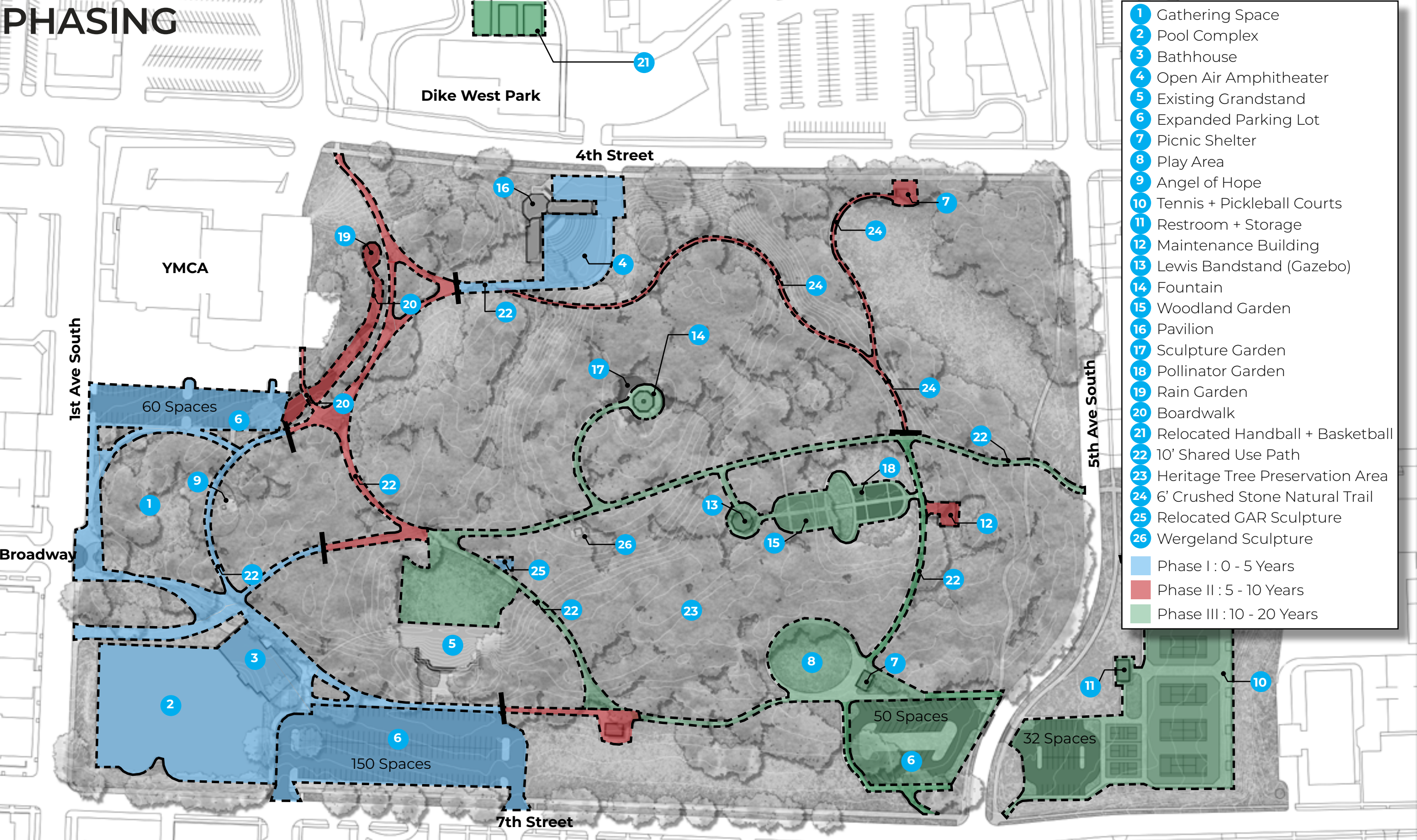
“Was walking by The Katherine Kilbourne
Burgum pavilion. Reminded of it’s beauty.
It’s a great arts space. Let’s keep it going.”

-- quote from Mind Mixer-- Reid S.



PHASING + COST OPINIONS

PHASING



ISLAND PARK MASTER PLAN - PHASE 1 (0-5 YEARS)					
ROUGH ORDER MAGNITUDE OF COSTS - PLANNING LEVEL ONLY - NOT FOR CONSTRUCTION PURPOSES					
Item	Unit	Quantity	Unit Price	Subtotal	
150 Stall Parking Lot - Concrete	LS	1	\$ 750,000.00	\$	750,000.00
60 Stall Parking Lot - Concrete	LS	1	\$ 300,000.00	\$	300,000.00
Concrete Sidewalks at 10' Wide (SF)	SF	21,000	\$ 8.00	\$	168,000.00
Reinf. Concrete Sidewalks at 20' Wide (SF) - 11,200 SF	SF	11,200	\$ 16.00	\$	179,200.00
Paved Terrace (SF) - Decorative Paving	SF	2,900	\$ 25.00	\$	72,500.00
Sidewalk Connection to FMCT	SF	1,300	\$ 8.00	\$	10,400.00
Site Utilities for Vendor Hookups (Water, Elec. From Pool Bathhouse)	LS	1	\$ 50,000.00	\$	50,000.00
Irrigation Upgrades and Modifications	LS	1	\$ 100,000.00	\$	100,000.00
Relocate G.A.R Sculpture with New Foundation	LS	1	\$ 75,000.00	\$	75,000.00
Landscape Planting Allowance (Lawn, Planting Beds, Soil Amendments)	LS	1	\$ 150,000.00	\$	150,000.00
Site Furnishings Allowance (benches, trash receptacles, signage)	LS	1	\$ 50,000.00	\$	50,000.00
Phase 1 Public Art Allowance	LS	1	\$ 50,000.00	\$	50,000.00
Pedestrian Light Fixture Allowance at Gathering Space	EA	12	\$ 7,500.00	\$	90,000.00
Ph. 1 General Seeding and Site Restoration	AC.	2	\$ 7,500.00	\$	15,000.00

Rough Order Magnitude of Construction Costs - 2022	\$ 2,060,100.00
25% Planning Level Contingency	\$ 412,020.00
Est. Inflation @ 3% per year - 3 years	\$ 222,490.80
Subtotal	\$ 2,472,120.00
Design and Construction Professional Services at 15%	\$ 370,818.00
Total Ph. 1	\$ 2,842,938.00

ISLAND PARK MASTER PLAN - PHASE 2 (5-10 YEARS)					
ROUGH ORDER MAGNITUDE OF COSTS - PLANNING LEVEL ONLY - NOT FOR CONSTRUCTION PURPOSES					
Item	Unit	Quantity	Unit Price	Subtotal	
Concrete Sidewalks at 10' Wide	SF	19,750	\$ 8.00	\$	158,000.00
20'x30' Picnic Shelter, Concrete Slab, and Site Improvements (Near 7th St.)	LS	1	\$ 200,000.00	\$	200,000.00
Nature Trail (6' wide, crushed stone surface)	LF	1,270	\$ 20.00	\$	25,400.00
12'x20' Picnic Shelter and Concrete Slab and Site Improvements (Near 4th St.)	LS	1	\$ 150,000.00	\$	150,000.00
Maintenance Shop - 30'x40'	LS	1	\$ 360,000.00	\$	360,000.00
Site Furnishings Allowance (benches, trash receptacles, signage)	LS	1	\$ 50,000.00	\$	50,000.00
Phase 2 Public Art Allowance	LS	1	\$ 50,000.00	\$	50,000.00
Rain Garden	LS	1	\$ 250,000.00	\$	250,000.00
Boardwalks at Rain Garden	SF	288	\$ 125.00	\$	36,000.00
Ph. 2 General Seeding and Site Restoration	AC.	2	\$ 7,500.00	\$	15,000.00

Rough Order Magnitude of Construction Costs - 2022	\$ 1,294,400.00
25% Planning Level Contingency	\$ 258,880.00
Est. Inflation @ 3% per year - 10 years	\$ 465,984.00
Subtotal	\$ 2,019,264.00
Design and Construction Professional Services at 15%	\$ 302,889.60
Total Ph. 2	\$ 2,322,153.60

ISLAND PARK MASTER PLAN - PHASE 3 (10-20 YEARS)					
ROUGH ORDER MAGNITUDE OF COSTS - PLANNING LEVEL ONLY - NOT FOR CONSTRUCTION PURPOSES					
Item	Unit	Est. Quantity	Unit Price	Subtotal	
Concrete Sidewalks at 10' Wide	SF	34,700	\$ 8.00	\$	277,600.00
Tennis Court Complex	LS	1	\$ 1,100,000.00	\$	1,100,000.00
Pickleball Complex	LS	1	\$ 210,000.00	\$	210,000.00
Restrooms and Storage at Tennis / Pickleball Complex	LS	1	\$ 400,000.00	\$	400,000.00
32 Stall Parking Lot at Tennis / Pickleball Courts	LS	1	\$ 160,000.00	\$	160,000.00
50 Stall Parking Lot Renovation at Play Area	LS	1	\$ 250,000.00	\$	250,000.00
Play Area Allowance	LS	1	\$ 650,000.00	\$	650,000.00
20'x30' Play Area Picnic Shelter and Concrete Slab	LS	1	\$ 180,000.00	\$	180,000.00
Gazebo Garden Sidewalks	SF	7,200	\$ 8.00	\$	57,600.00
Gazebo Garden - Woodland Gardens Allowance	LS	1	\$ 100,000.00	\$	100,000.00
Gazebo Garden - Pollinator Gardens Allowance	LS	1	\$ 100,000.00	\$	100,000.00
Concrete Sidewalk to Fountain	SF	2,470	\$ 8.00	\$	19,760.00
Fountain and Seating Area	LS	1	\$ 750,000.00	\$	750,000.00
Sculpture Garden Plantings Allowance	LS	1	\$ 50,000.00	\$	50,000.00
Pedestrian Light Fixture Allowance	EA	24	\$ 7,500.00	\$	180,000.00
Site Furnishings Allowance (benches, trash receptacles, signage)	LS	1	\$ 50,000.00	\$	50,000.00
Phase 3 Public Art Allowance	LS	1	\$ 50,000.00	\$	50,000.00
Relocate Basketball and Handball to Dike West	LS	1	\$ 100,000.00	\$	100,000.00
General Site Restoration and Seeding	AC.	4	\$ 7,500.00	\$	30,000.00
Rough Order Magnitude of Construction Costs - 2022				\$	4,714,960.00
25% Planning Level Contingency				\$	942,992.00
Est. Inflation @ 3% per year - 15 years				\$	2,546,078.40
Subtotal				\$	8,204,030.40
Design and Construction Professional Services at 15%				\$	1,230,604.56
Total Ph. 3				\$	9,434,634.96

