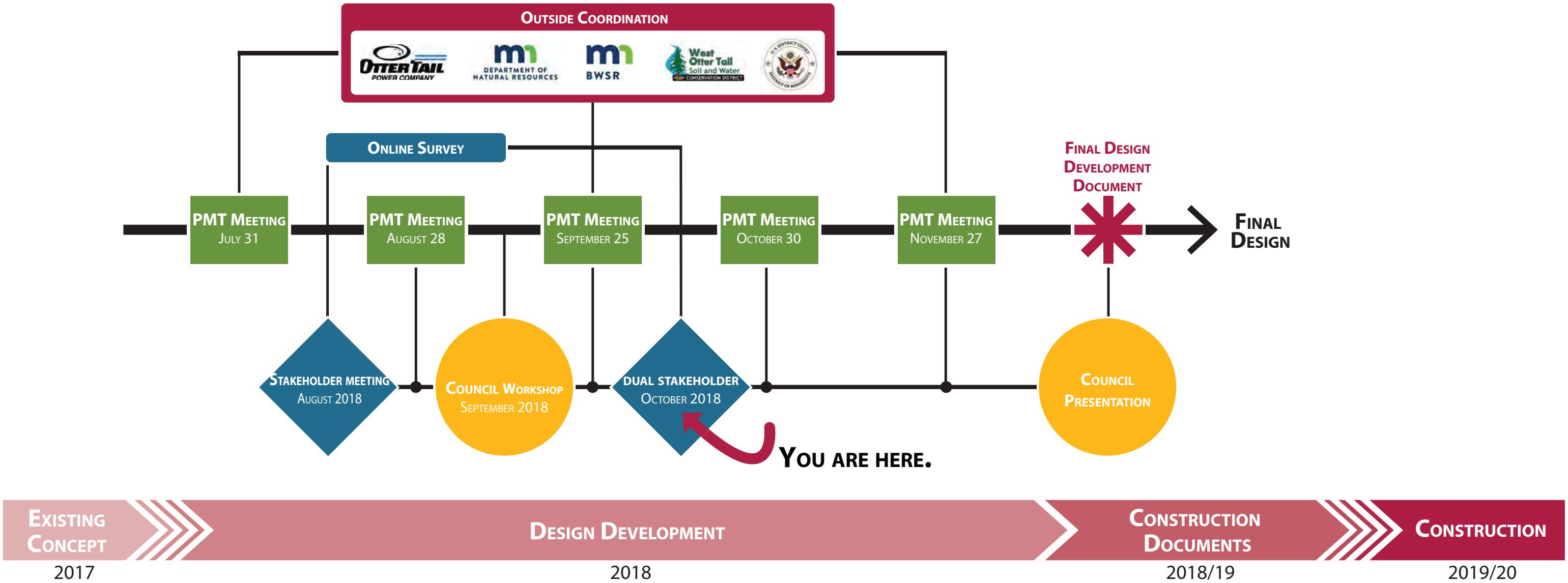


# PROJECT FLOW CHART



**WE NEED YOUR HELP!**

ITEMS IN **BLUE** INDICATE OPPORTUNITIES FOR PUBLIC INPUT

# WHERE WE'VE BEEN...

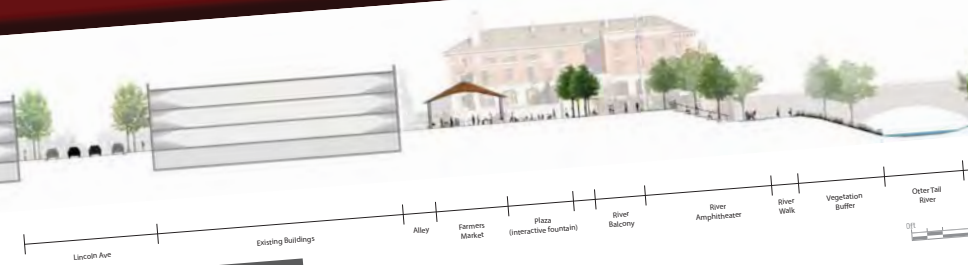


FIGURE 4.4 CROSS-SECTION THROUGH RIVERFRONT AMPHITHEATER



Precedent images of amphitheater, splash pad, and farmers market structure

## RIVERFRONT PLAZA CONCEPT FEATURES

- » Riverfront Balcony – a public promenade along the river in the downtown core that can accommodate walking, biking, river views, outdoor seating space, and informal public gathering
- » Riverfront Plaza – right on the riverfront and Court Street with places to sit, an interactive fountain, trees/landscaping, public art, wayfinding kiosk, etc.
- » Riverfront amphitheater – located next to the river with seating that faces the river and historic city hall
- » Farmers market – open shelter for farmers market designed to accommodate parking when the farmers market is not in use
- » Public parking available in farmers market space
- » Alley designed as a multi-purpose public space for use by cars, trucks (business deliveries), walkers, and bicyclists (special paving, lighting, signage, etc.)
- » Overhead power lines relocated underground
- » Federal Building's ADA access needs will be accommodated as part of detailed design of the Riverfront Plaza and Riverfront Balcony

OPPORTUNITY SITES 4-8

FIGURE 4.7 CROSS-SECTION THROUGH FUTURE DEVELOPMENT



Precedent images of river balcony and riverfront development

- » riverfront restaurants
- » Public parking potentially available in surface parking lot and underground
- » Alley designed as a multi-purpose public space for use by cars, trucks (business deliveries), walkers, and bicyclists (special paving, lighting, signage, etc.)
- » Overhead power lines relocated underground

OPPORTUNITY SITES 4-12

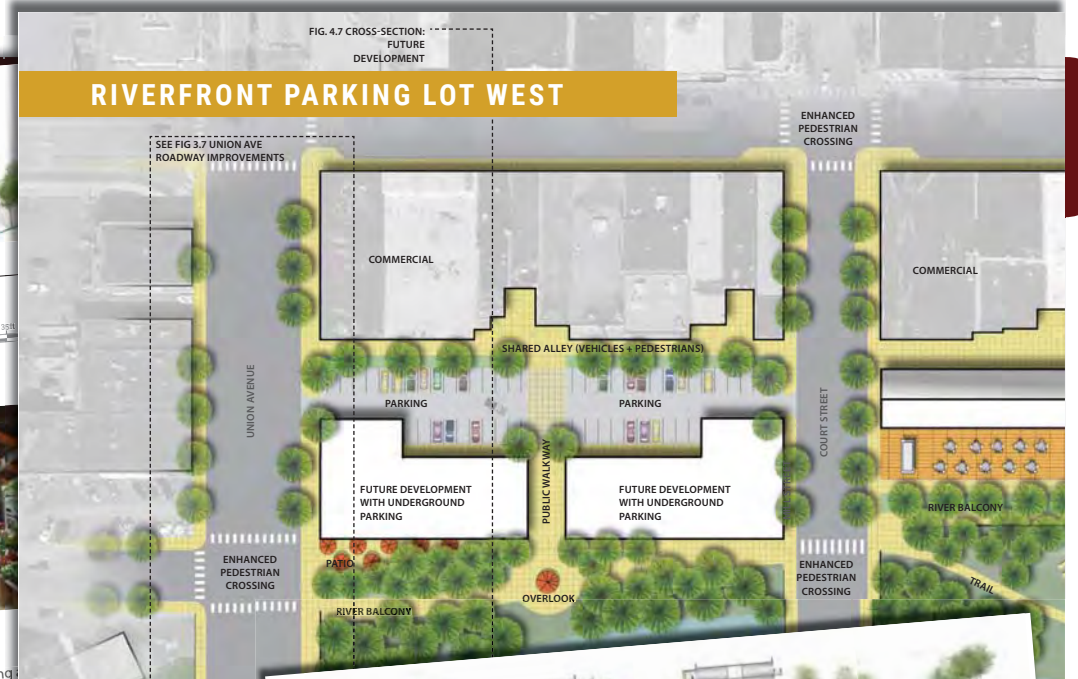


FIGURE 4.6 RIVERFRONT PARKING LOT WEST SITE CONCEPT

4-11 DOWNTOWN & RIVERFRONT MASTER PLAN

FIGURE 4.7 CROSS-SECTION THROUGH FUTURE DEVELOPMENT



Precedent images of river balcony and riverfront development

- » Riverfront Balcony – a public promenade along the river in the downtown core that can accommodate walking, biking, a river overlook, places to sit, public art, and informal public gathering
- » New multi-story buildings developed adjacent to the River Balcony, which could include ground level restaurants and retail, residential or offices on upper levels, and underground parking
- » New buildings could include outdoor seating for riverfront restaurants
- » Public parking potentially available in surface parking lot and underground
- » Alley designed as a multi-purpose public space for use by cars, trucks (business deliveries), walkers, and bicyclists (special paving, lighting, signage, etc.)
- » Overhead power lines relocated underground

OPPORTUNITY SITES 4-12

## VISION

- **FERGUS FALLS SEEKS TO TRANSFORM OUR DOWNTOWN AND RIVERFRONT INTO A VIBRANT GATHERING PLACE THAT INTEGRATES OUR UNIQUE RIVER, DOWNTOWN, OUTDOOR RECREATION ACTIVITIES, HERITAGE, AND CIVIC PRIDE. WE SEEK TO TRANSFORM OUR DOWNTOWN AND RIVERFRONT INTO A PLACE THAT:**
- **CELEBRATES THE UNIQUE CHARACTER OF FERGUS FALLS' DOWNTOWN, OTTER TAIL RIVER, NATURAL LANDSCAPE, AND HERITAGE;**
- **PROVIDES VIEWS AND ACCESS TO THE RIVER AND ITS KEY FEATURES, SUCH AS THE FALLS, FOR PEOPLE OF ALL AGES AND ABILITIES;**
- **CREATES ATTRACTIVE OPPORTUNITIES FOR RIVERFRONT DINING, ENTERTAINMENT, ARTS, AND CIVIC DESTINATIONS;**
- **SUPPORTS A WIDE VARIETY OF OUTDOOR RECREATION ACTIVITIES, INCLUDING WALKING, BIKING, BOATING, FISHING, BIRDING, PICNICKING, ETC.;**
- **OFFERS DESIRABLE HOUSING OPTIONS FOR ALL STAGES OF LIFE;**
- **DRAWS VISITORS TO FERGUS FALLS' DOWNTOWN AND RIVER ENVIRONMENT;**
- **ATTRACTS NEW INVESTMENT, REDEVELOPMENT, AND TAX BASE TO THE COMMUNITY.**

## GUIDING PRINCIPLES

- **PROMOTE IMPROVEMENTS AND REDEVELOPMENT IN DOWNTOWN TO MAKE IT A DESTINATION DOWNTOWN DISTRICT FOR ITS UNIQUE RIVER, HERITAGE, ARTS, CULTURAL, DINING, AND RECREATION ASSETS.**
- **CREATE A RECREATIONAL RIVERFRONT THROUGH DOWNTOWN FOR WALKING, BICYCLING, RIVER-ORIENTED RECREATION, AND PUBLIC GATHERING THAT ATTRACT RESIDENTS AND VISITORS TO COME DOWN TO THE RIVER.**
- **RELOCATE PARKING AREAS AWAY FROM THE RIVERFRONT TO ENABLE NEW RIVERFRONT BUILDINGS, PUBLIC OPEN SPACES, AND TRAILS.**
- **MANAGE DOWNTOWN PUBLIC PARKING TO IMPROVE AND BALANCE CONVENIENCE, EASE OF FINDING, LAND USE EFFICIENCY, AND IMPACT ON THE RIVERFRONT.**
- **IMPROVE DOWNTOWN STREETS, STREET CROSSINGS, AND PUBLIC OPEN SPACES TO BE MORE ATTRACTIVE, CONVENIENT, COMFORTABLE, AND DESIRABLE FOR WALKING, BICYCLING, AND GATHERING.**
- **ATTRACT NEW DOWNTOWN HOUSING DEVELOPMENT AND AN INCREASED VARIETY OF HOUSING OPTIONS TO ENABLE MORE PEOPLE TO LIVE DOWNTOWN AND NEAR THE RIVERFRONT.**





## BUSINESS OWNER NEEDS:

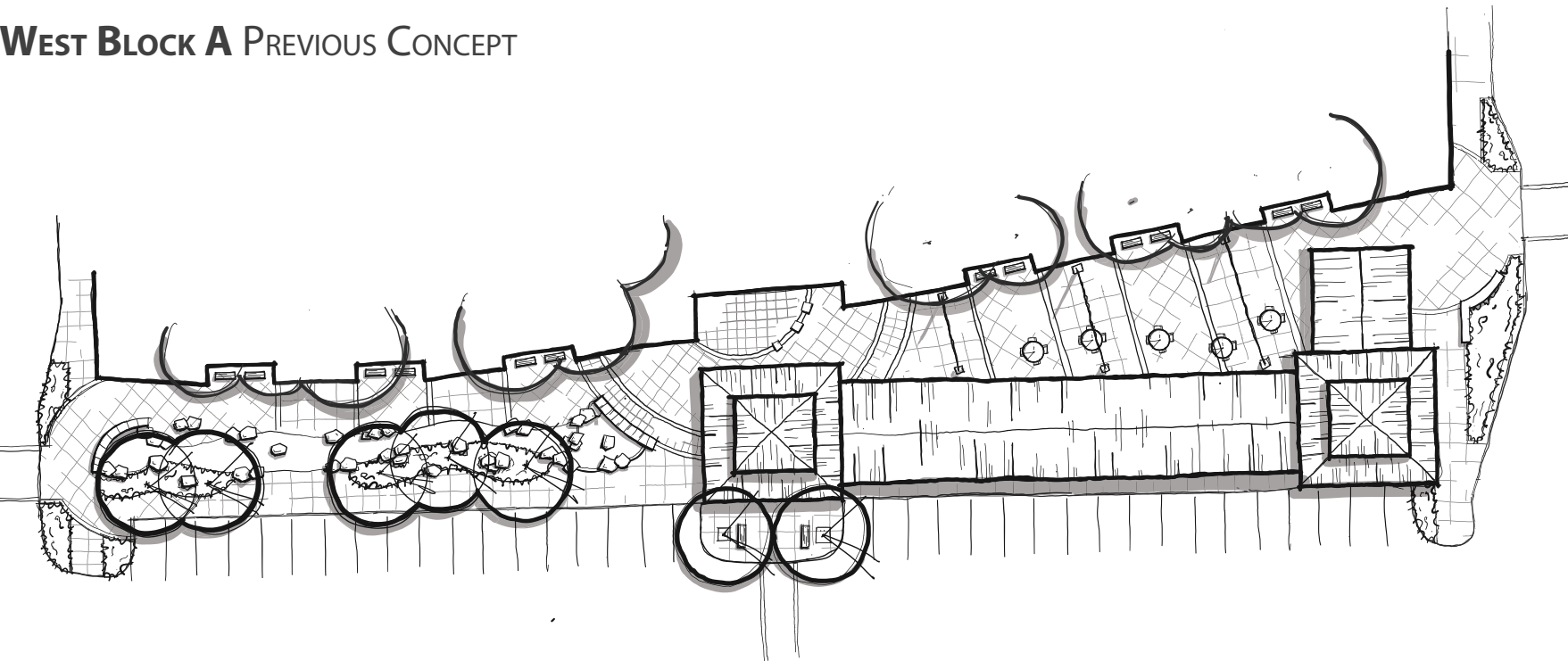
- **PARKING:** BOTH ON STREET AND IN PARKING LOTS BEHIND BUSINESSES
- **ACCESS** FOR PATRONS BOTH FROM THE STREET AND REAR ALLEY/PARKING LOT
- **VISIBILITY** OF SIGNAGE AND STOREFRONTS FROM STREET AND PARKING LOT
- **COMMUNITY EVENTS:** PARKING AND ABILITY OF VISITORS TO FIND STORES

## PROGRAMMING NEEDS:

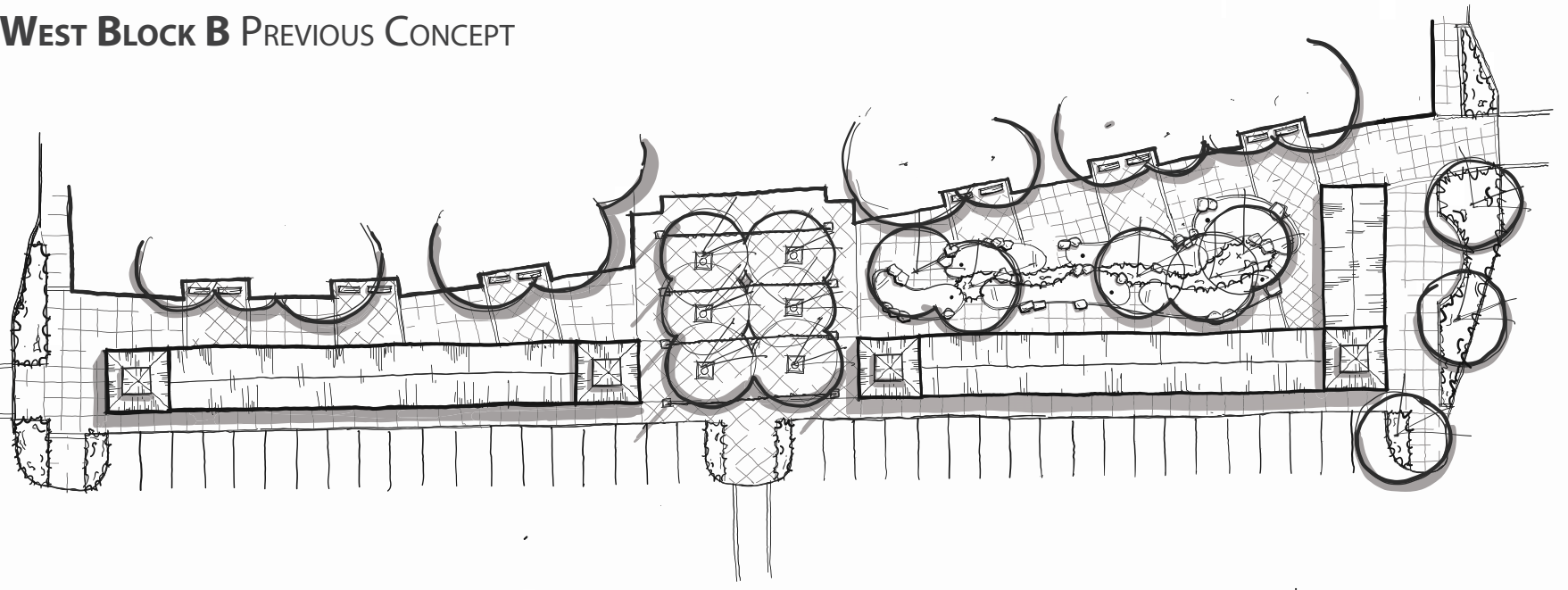
- **ACCESS** TO BUSINESSES, RESTAURANTS, AND PUBLIC SPACES THROUGHOUT DOWNTOWN
- **CONNECTIONS** TO THE RIVER, COMMUNITY TRAIL SYSTEM, AND DOWNTOWN BUSINESSES
- **GATHERING SPACE:** PROVIDE SPACES FOR COMMUNITY GATHERINGS INCLUDING LARGE EVENTS (300+)
- **UPGRADE** UTILITIES THROUGH DOWNTOWN AND ALONG THE RIVER
- **SUPPORTING** LOCAL BUSINESSES AND ATTRACTING OUTSIDE CLIENTELE



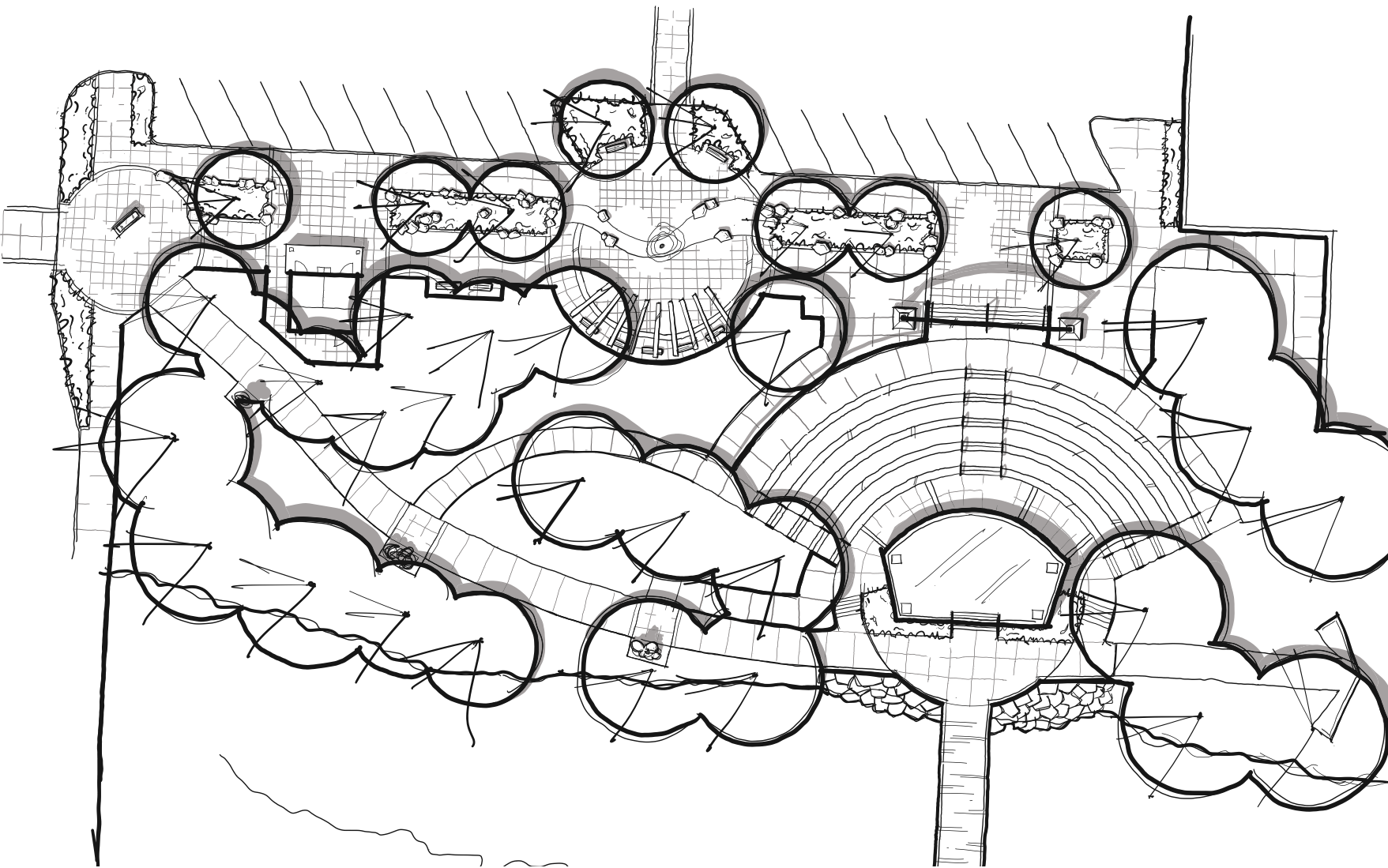
WEST BLOCK A PREVIOUS CONCEPT



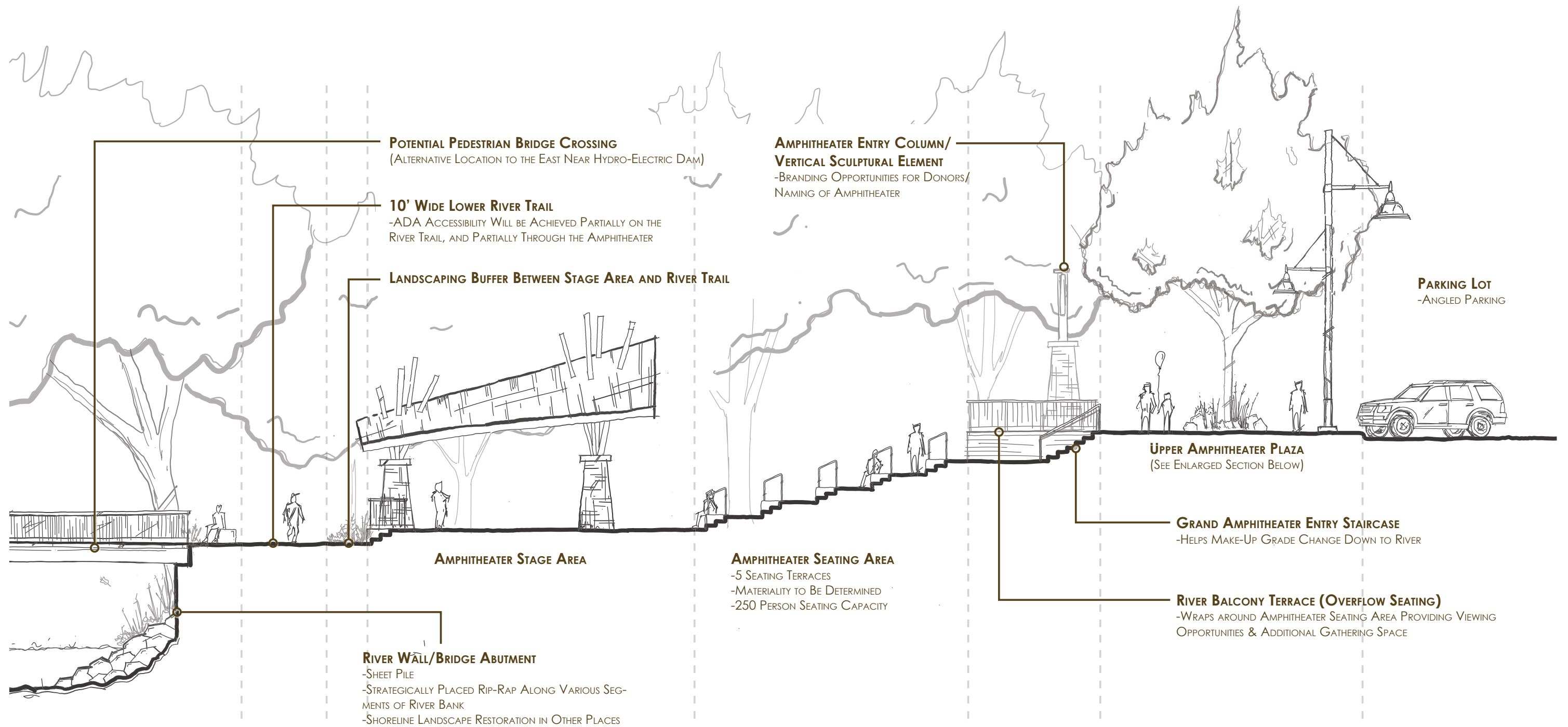
WEST BLOCK B PREVIOUS CONCEPT



EAST BLOCK PREVIOUS CONCEPT

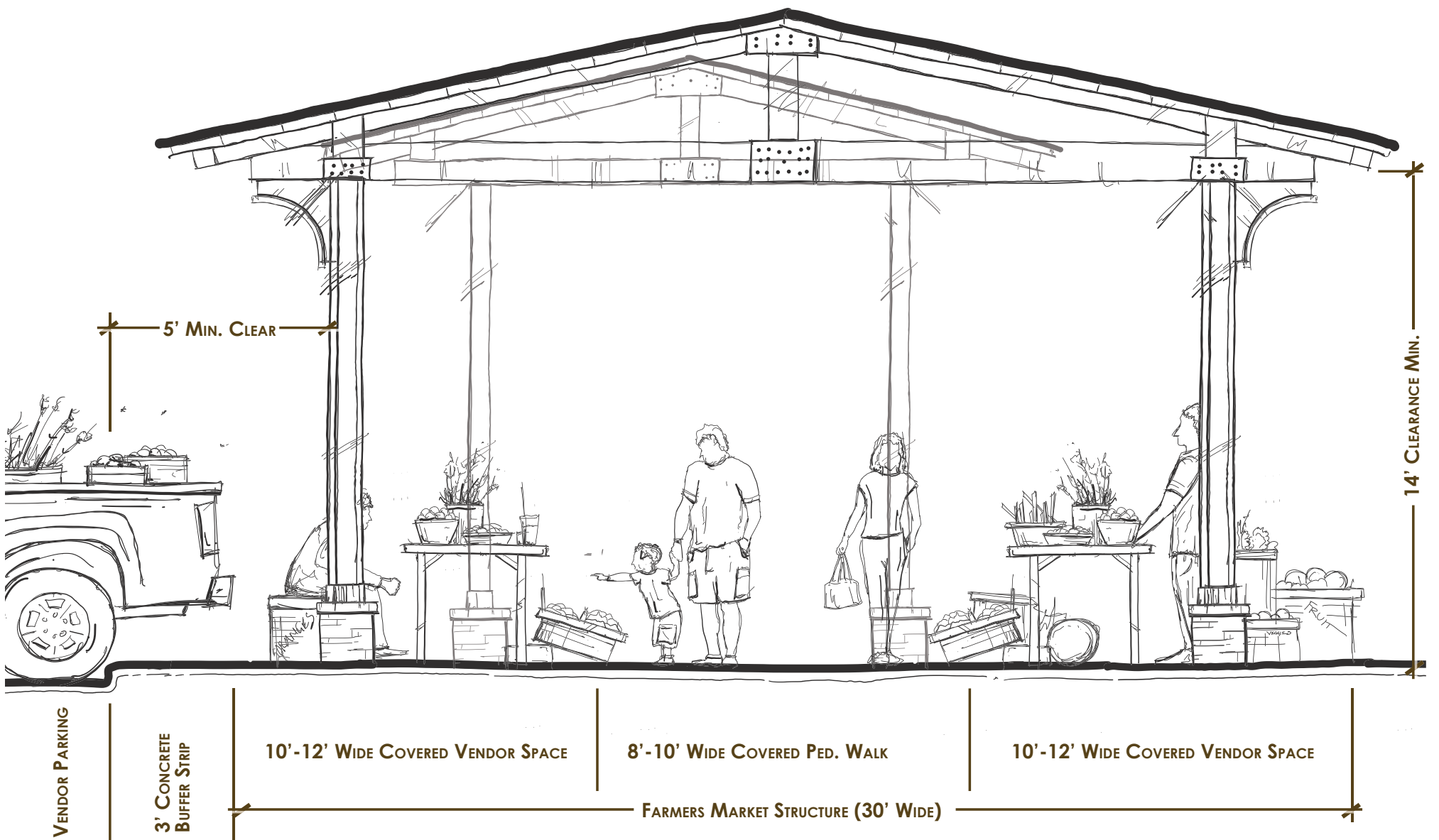




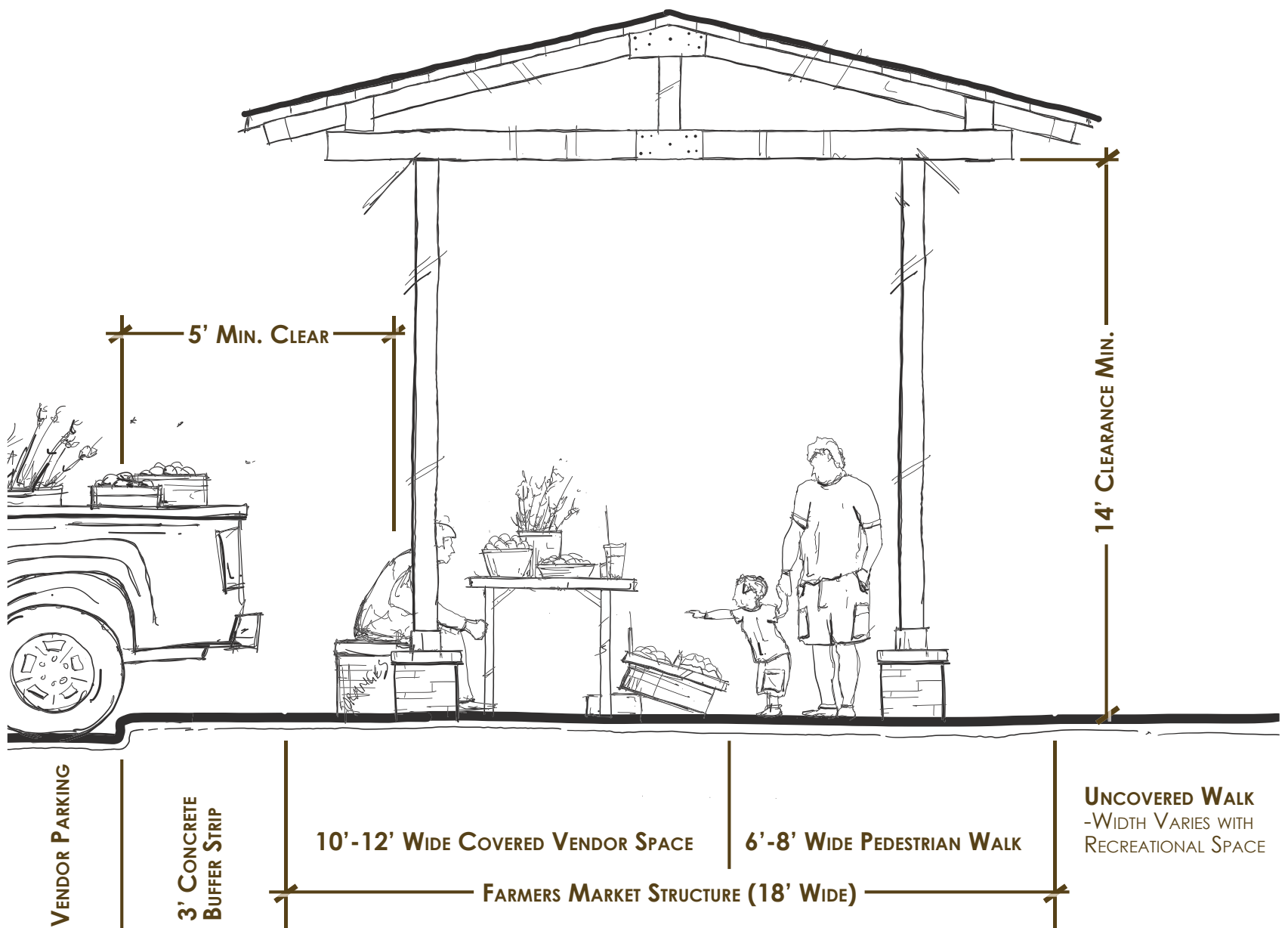


**SECTION A-A** AMPHITHEATER/RIVER BALCONY TYPICAL SECTION



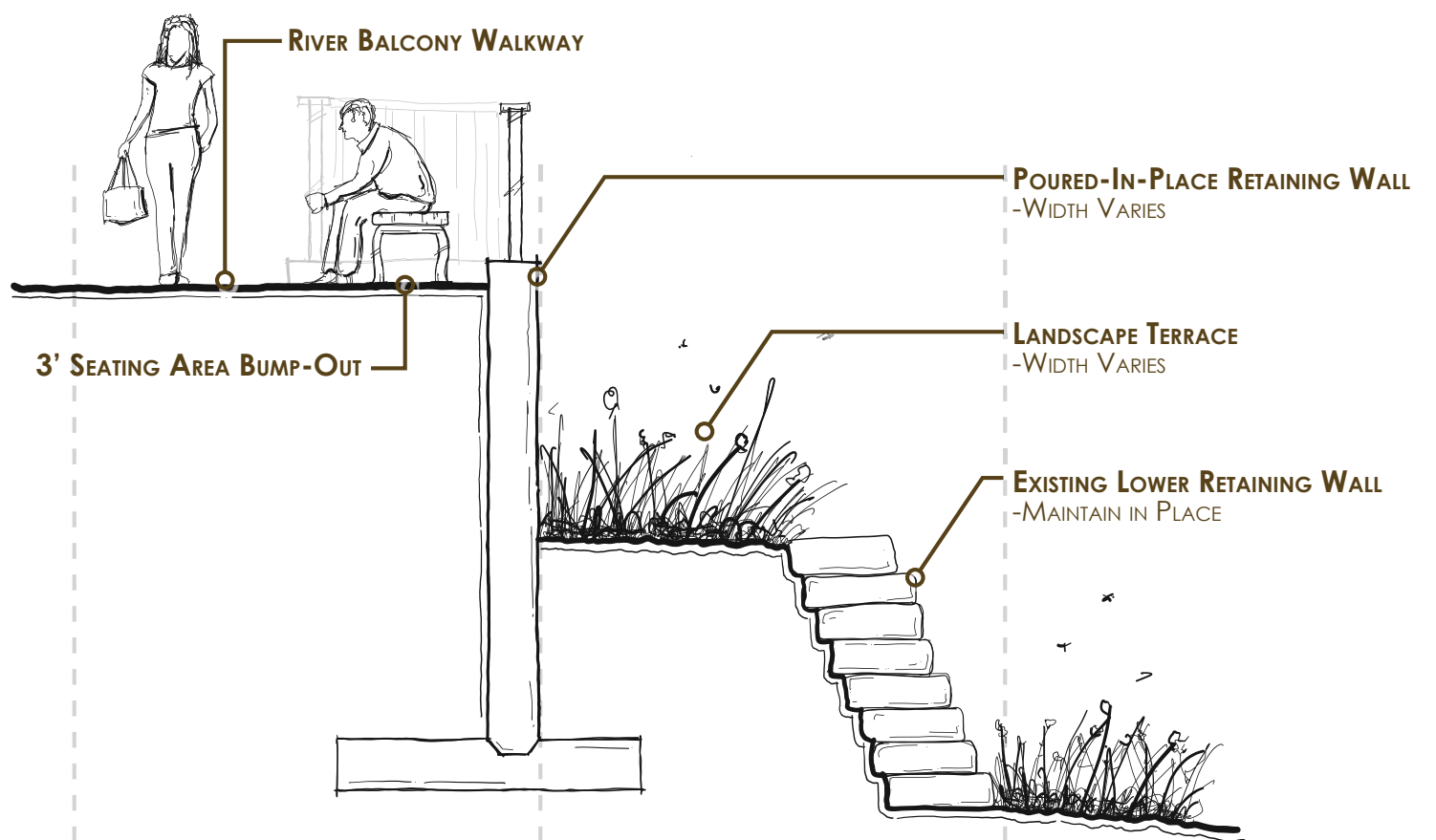


**SECTION A-A** WEST BLOCK CONCEPT A - FARMER'S MARKET TYPICAL SECTION (30' WIDE STRUCTURE)

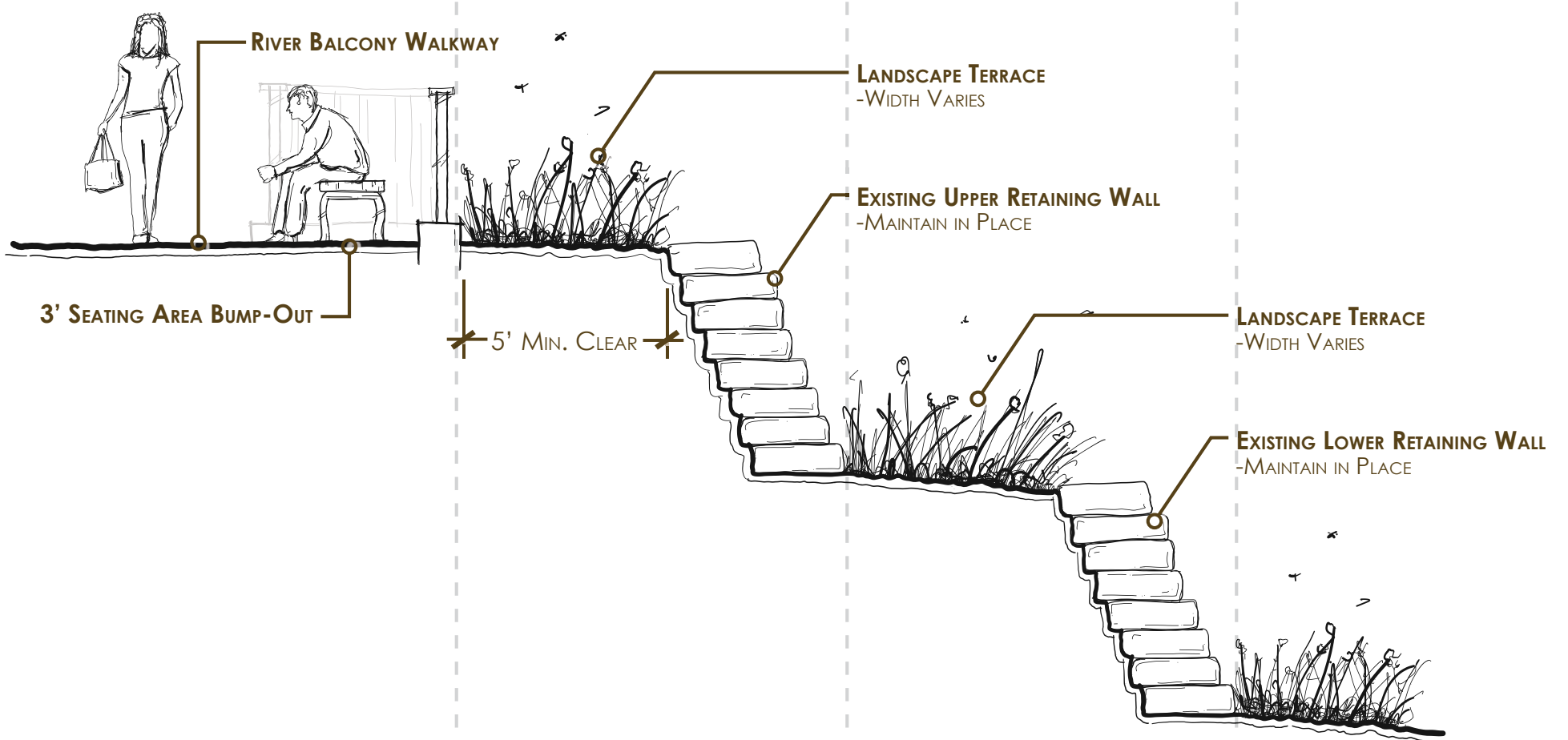


**SECTION B-B** WEST BLOCK CONCEPT B - MARKET SPACE TYPICAL SECTION (18' WIDE STRUCTURE)





**TYPICAL SECTION** UPPER RETAINING WALL REPLACEMENT



**TYPICAL SECTION** MAINTAIN EXISTING UPPER RETAINING WALL