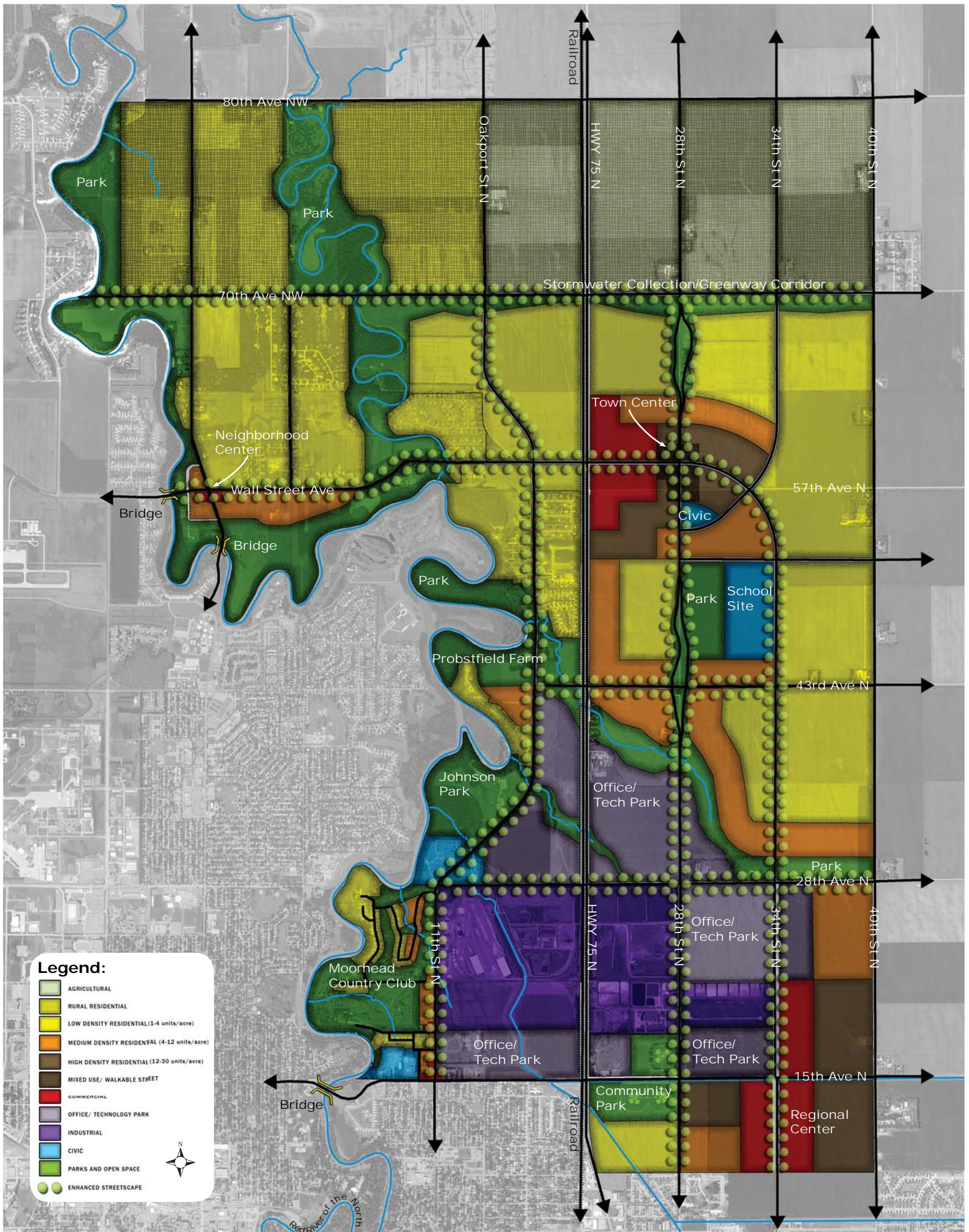


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# PREFERRED CONCEPT



## NORTH MOORHEAD/OAKPORT TOWNSHIP

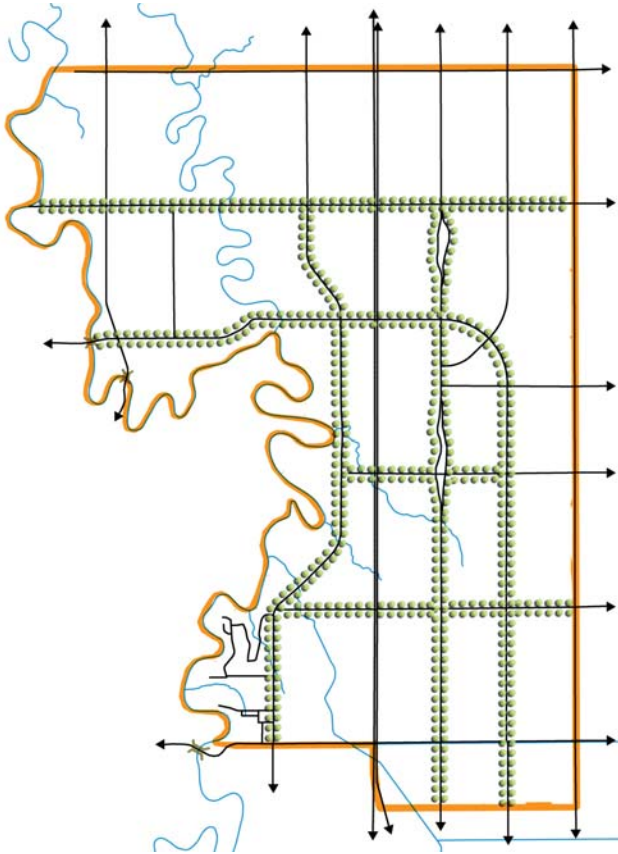
Growth Area Plan (GAP) and  
Alternative Urban Areawide Review (AUAR)

City of Moorhead, Minnesota  
Hoisington Koegler Group, Inc.  
March 2007

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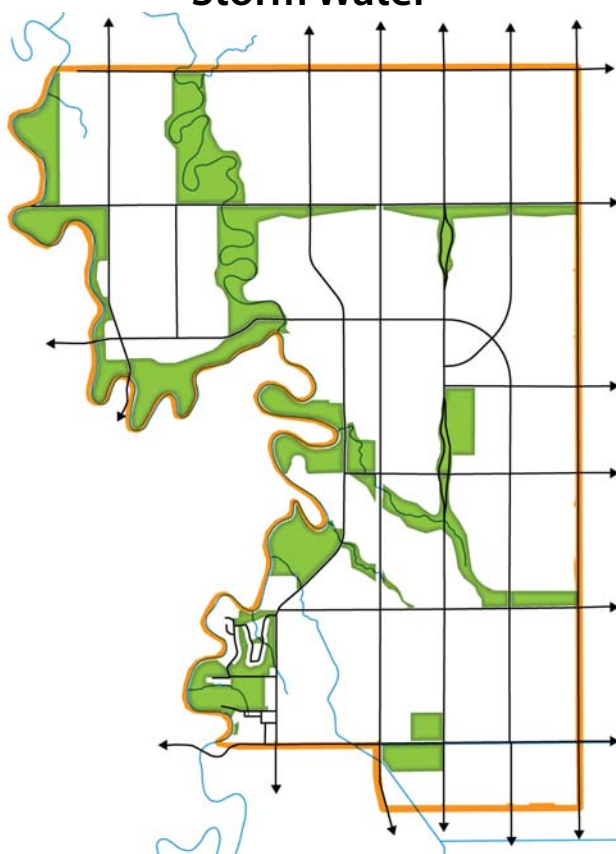
# PRELIMINARY CONCEPT

## Road Network



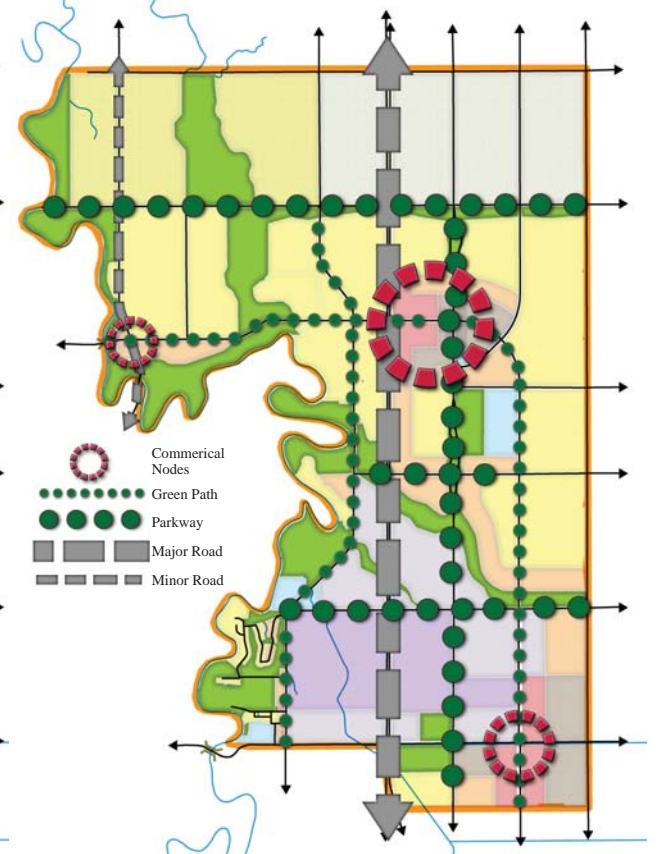
- Highway 75 and 11th/Oakport Street North are direct north/south routes.
- 34th Street extends north and curves to connect with Wall Street Avenue going east/west.
- Wall Street Avenue intersects with Oakport Street and Highway 75 and provides enhanced connection between North Moorhead and North Fargo.
- Major routes are identified for alignment adjustments to better connect major destinations and residential areas.
- Major east/west and north/south collectors and arterials are identified for enhanced streetscape treatment that provides community identity.

## Parks, Open Space & Storm Water



- A contiguous open space system provides access to the river and coulees, trails, parks, sporting facilities, picnicking, etc.
- Along existing drainages linear open spaces accommodate community parks, sporting complexes and stormwater treatment and also provide buffer space between incongruent land uses.
- A linear open space along 70th Avenue provides a green connection between future residential development and the Red River park system.
- Added community parks provide recreational amenities in the southern project area.

## Land Uses Patterns



- Office and technology park uses provide a buffer between industrial and residential neighborhoods.
- Mixed-use/commercial centers include a mix of retail, office and higher density residential uses and are located near major roads; the largest center is just east of Wall Street Ave and Hwy 75.
- A commercial center in the southeast capitalizes on retail momentum of a future Super Walmart.
- A neighborhood center located at Wallstreet Avenue and Broadway would include commercial space to support the local community.
- Single-family residential uses are located north and east of the office park, while rural estate residential and agricultural uses are located north of 70th Ave.

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