

# A Street Runs Through It

*Or, “It’s the People, Stupid”*



Photography & Graphics Courtesy of Kadrmas, Lee & Jackson

# Transportation Systems

Traffic Counts

Crash Statistics

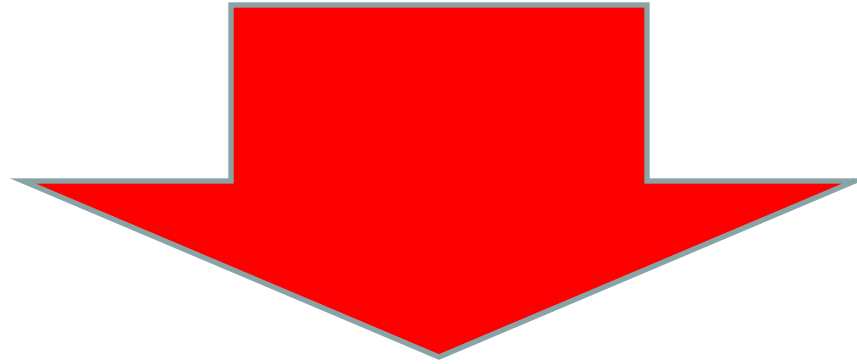
Service Levels

Design Standards

OR

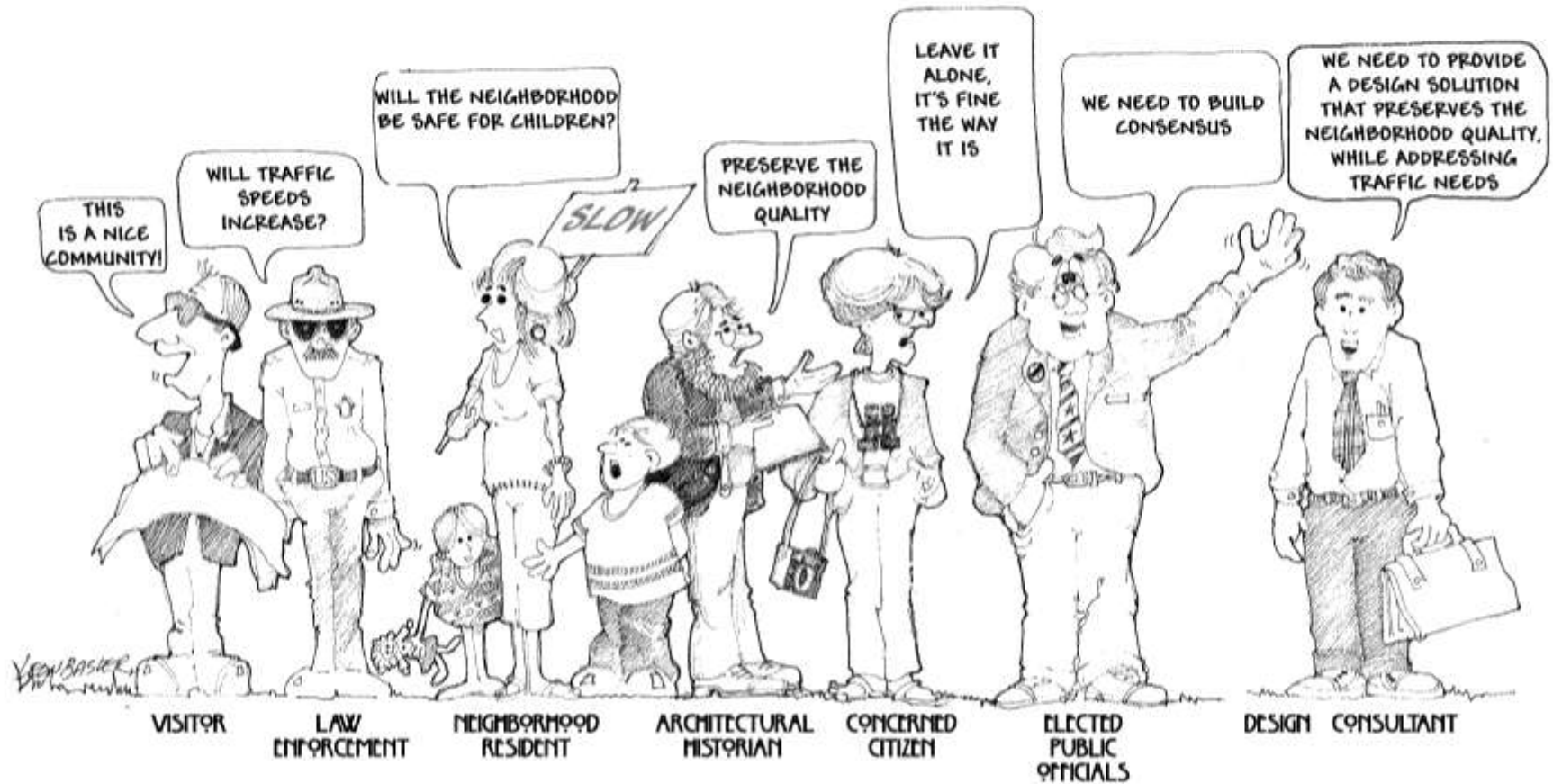
Aesthetics, People

Pride of Place



**CONFLICT**

# THE WASHINGTON STREET DILEMMA



*Leon Baesler*

City, 1954: “Dust off those Washington Street plans, we’re going to build the project this year.”

The neighborhood  
pushed back—  
repeatedly.

Why?

# Neighborhood Virtues

**Family History**

**Work/Play**

**Truth to Materials**

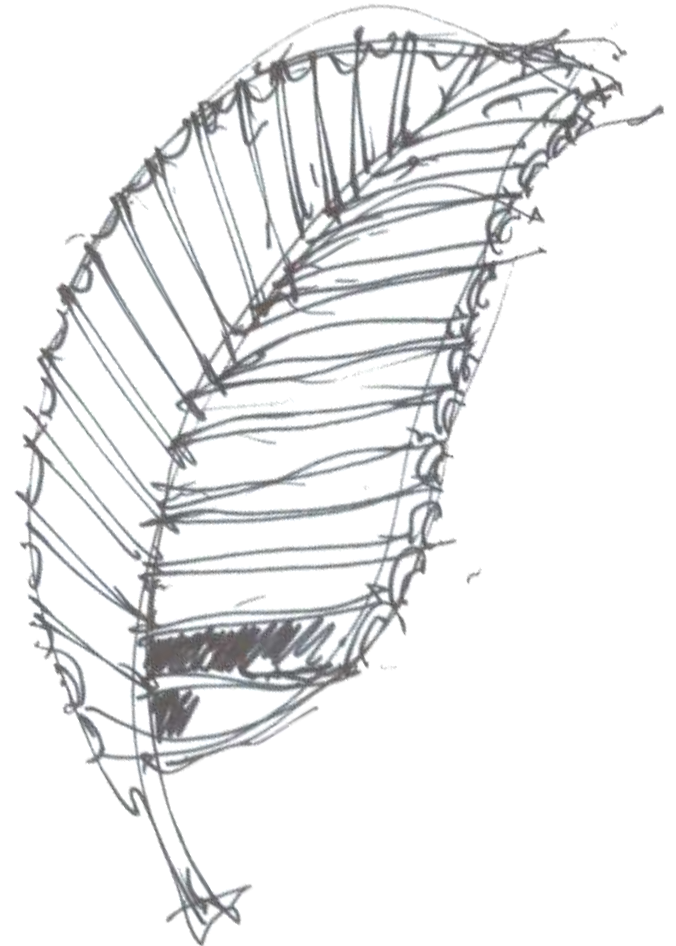
**Quality**

**Experiences/Stories**

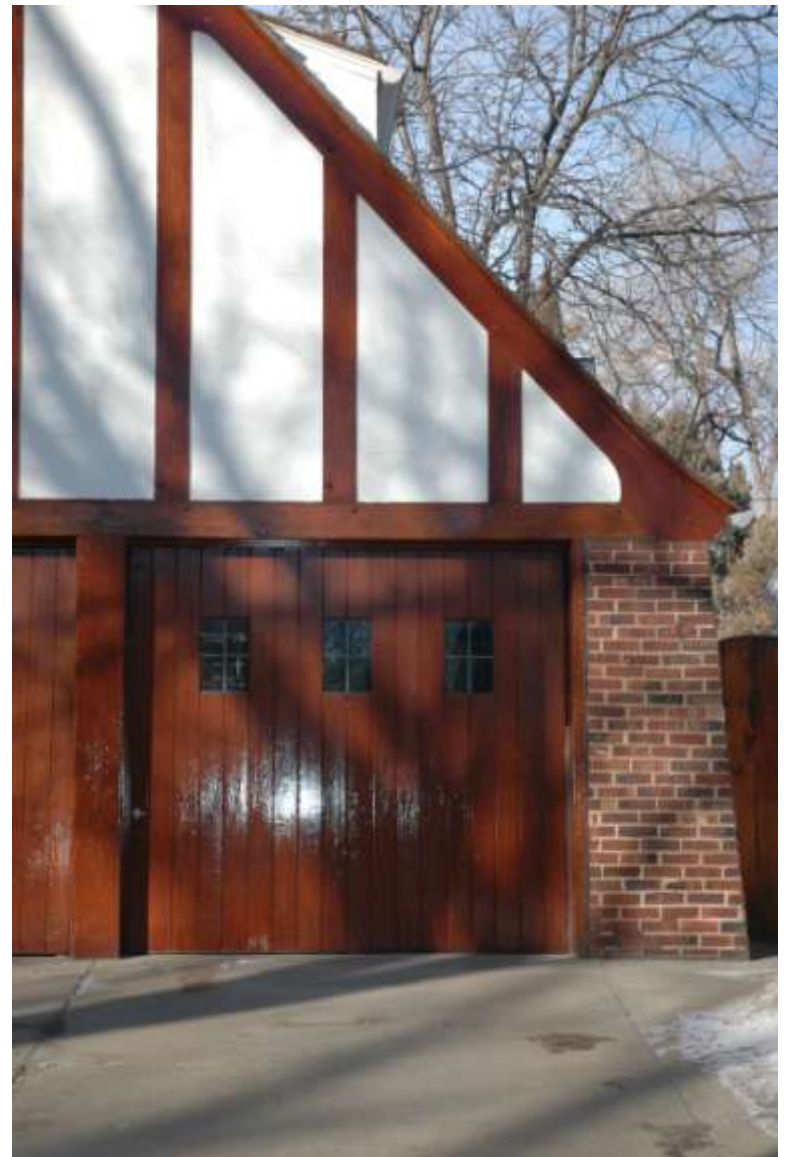
**Spiritual Architecture**

**Natural Environment**

**Investment in the Future**



































# **Reality:**

**Major arterial**

**Only unbroken N-S street**

**2003:** “Fix the @#\$\$%^& street!”

(14,000 vehicles per day, four-way stop, predominant N-S traffic)

**2004:** “Let’s initiate an ordinance.”

**1954-2004:** “Fine. We’ll sue.”





**CONFLICT**

**City, 2005:** “Let’s talk.”

- \* **Balance** the needs of the future
  - \* **Preserve** the past
  - \* **Promote** community & neighborhood ownership

# Initial Agreement with the Neighborhood

**One year +**

**Agreement to put everything on the table +**

**Agreement to study every concern +**

**Countless meetings =**

**Agreement to begin to plan (*maybe*)**

**“This  
neighborhood is  
special—we don’t  
need to create  
‘Disneyland’.”**

# **Aggressive Work Schedule**

<b>Public Input Meeting #1</b>	<b>Feb. 2006</b>
<b>Public Input Meeting #2</b>	<b>Feb. 2006</b>
<b>Design Charrette</b>	<b>Feb. 2006</b>
<b>Public Open House</b>	<b>Feb. 2006</b>
<b>Public Input Meeting #3</b>	<b>Feb. 2006</b>
<b>Public Input Meeting #4</b>	<b>Mar. 2006</b>
<b>Construction Plans</b>	<b>Mar. 2007</b>
<b>Construction</b>	<b>Summer 2007</b>



# Design Process

Site & Neighborhood Analysis  
Stakeholder Advisory Committee  
Design Charrette  
Public Involvement & Presentations  
Streetscape Survey  
Case Studies  
Historical Research  
Newsletters and Website





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**Trees/Canopy**  
**Materials**  
**Styles**  
**Eclectic**  
**Detailing**  
**Texture**  
**Cathedral**

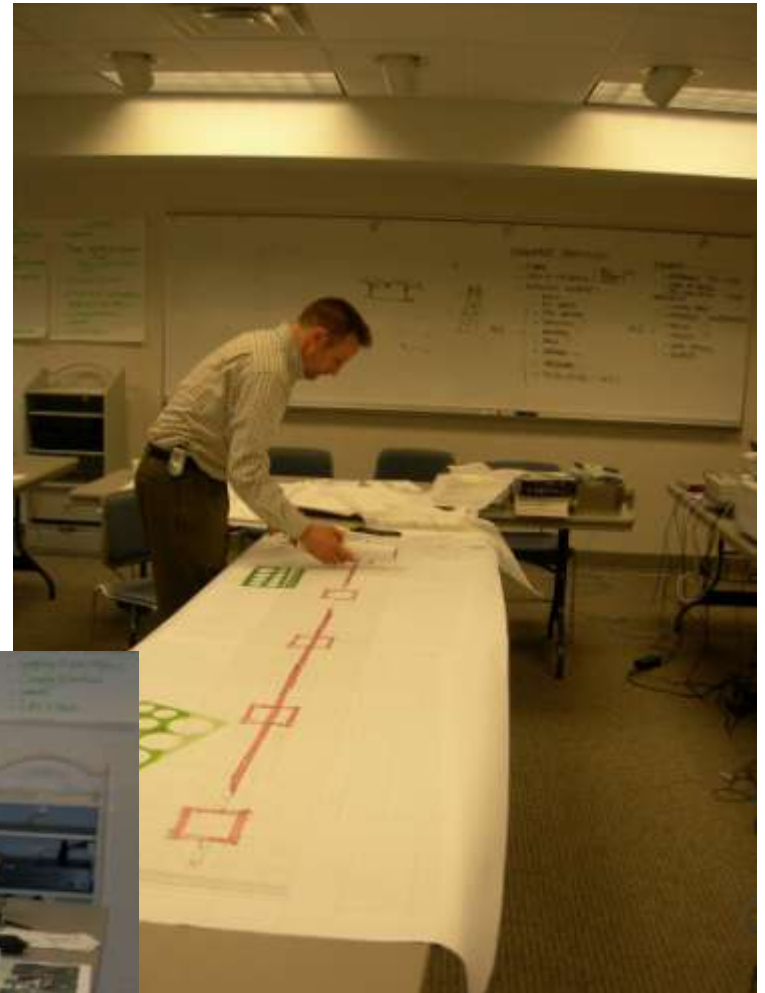


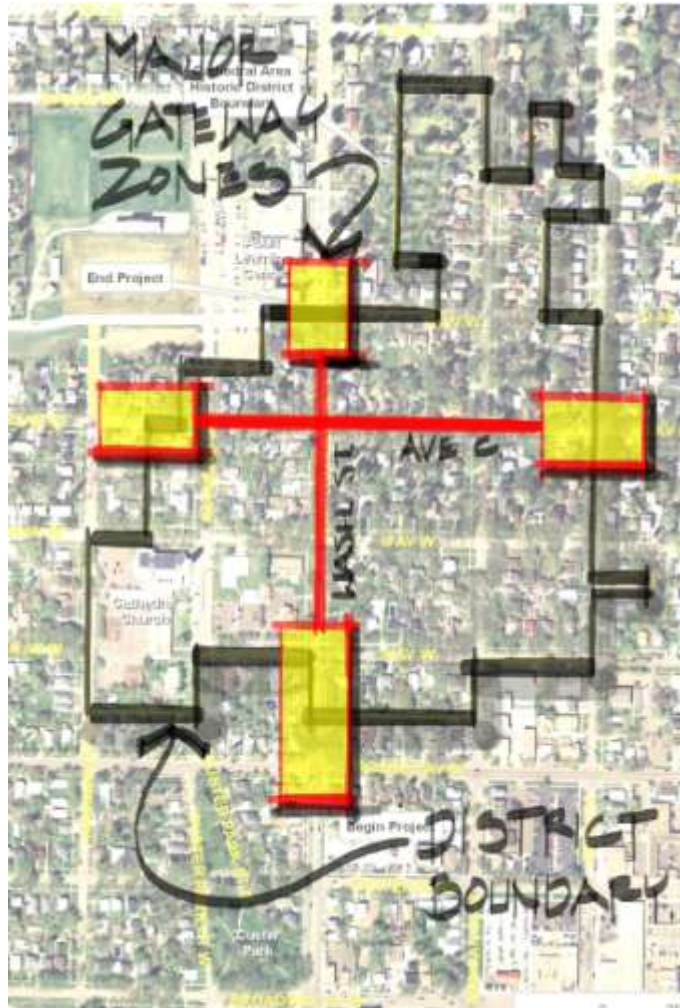














Not five lanes, but three. Not 100 trees lost, but 17 (24 replaced).



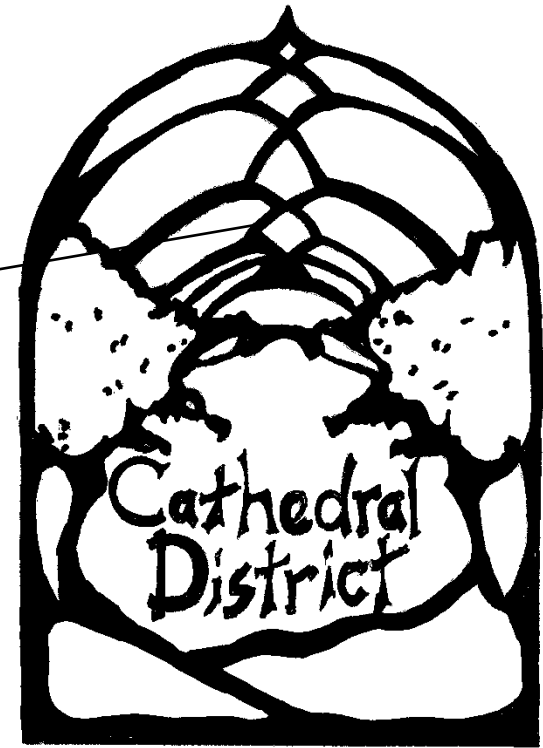


# Not Disneyland...



# Better





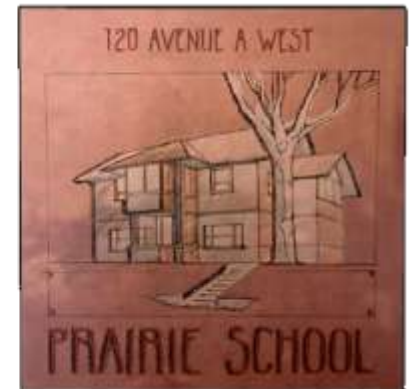
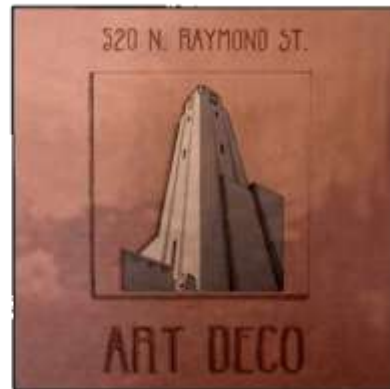
The logo, fabricated of pattern-cut steel, represents a style between Art Nouveau and the American Arts and Crafts Movement, true to the period and historic character of the community. The metal logo becomes an important “identity” feature, unique to this area. The dramatic positive/negative imagery and ambient play of light will frame the street. The thoughtful selection of materials for the logo and piers also honors the legacy of the wrought-iron craft tradition of blacksmithing in North Dakota.



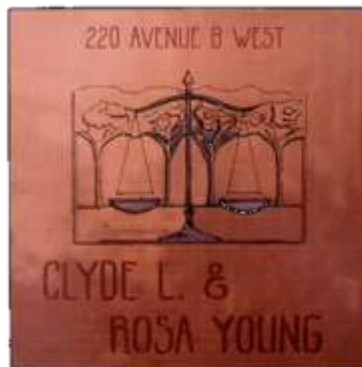
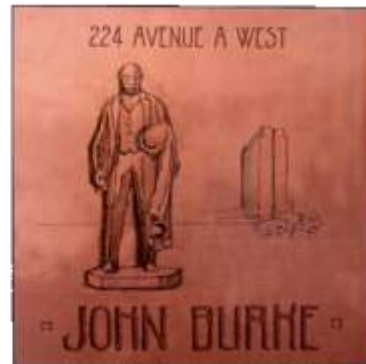
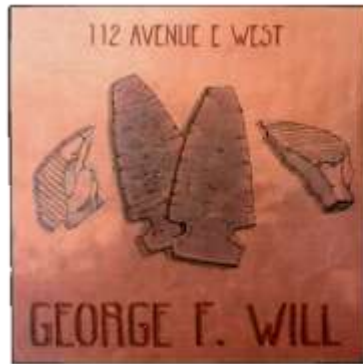
# Construction at last



## Dozen pillars to celebrate the architecture...



## ...the people and what they accomplished







120 AVENUE A WEST



PRAIRIE SCHOOL



520 N. RAYMOND ST.



ART DECO



# Washington Street Heritage Hike

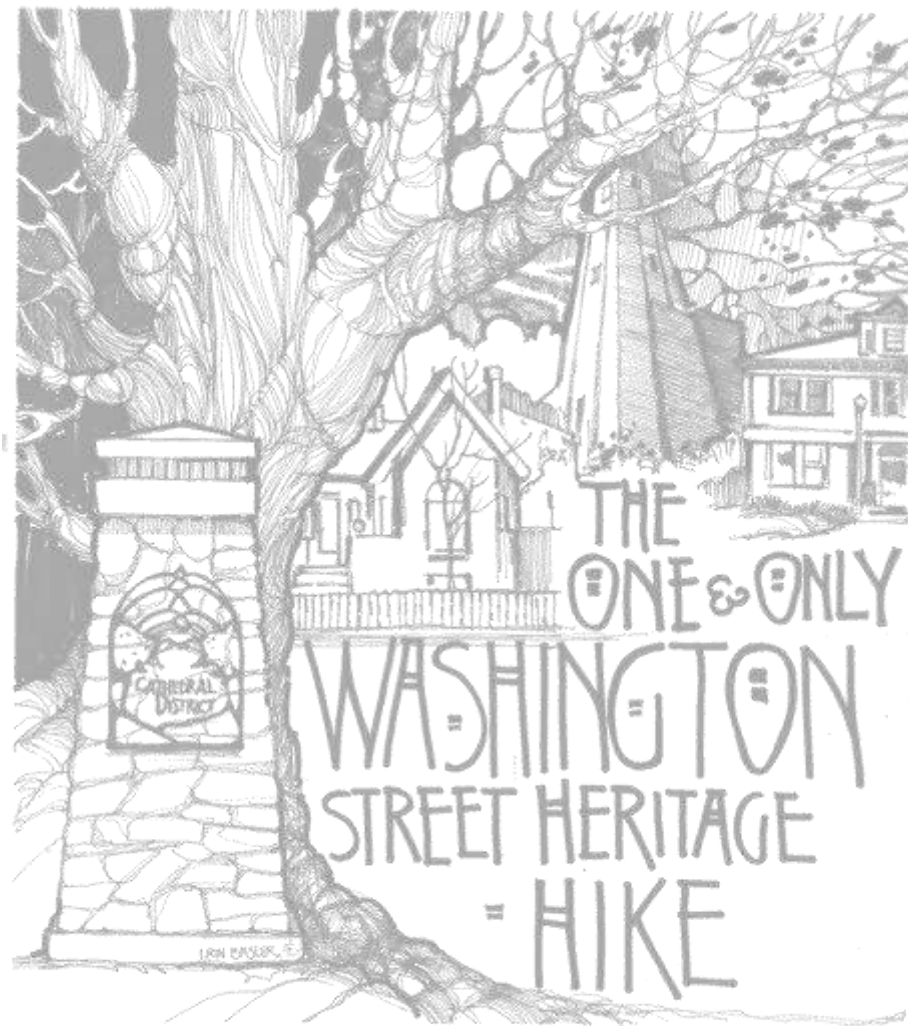
Sunday, October 28, 2007

1:00 – 4:00 PM

1.4 mile self guided hike (pick up a map)

2:00 p.m. Architecture & Early  
Occupants, Erik Sakariassen, Hughes  
Gymnasium

2:30 – 4:00 PM C.B. Little House  
Guided Tours, 504 North Washington  
Street



WASHINGTON STREET HERITAGE HIKE





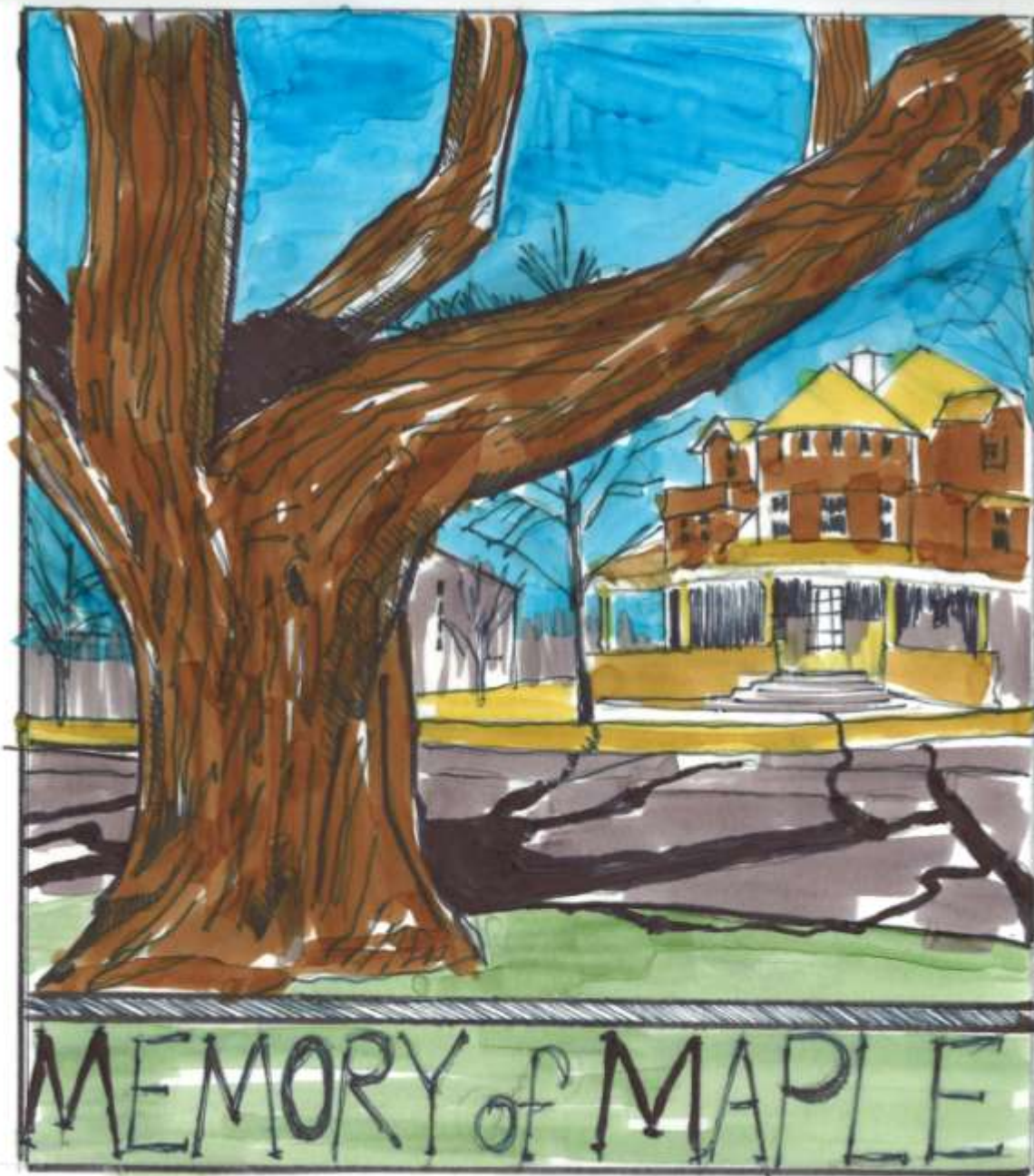


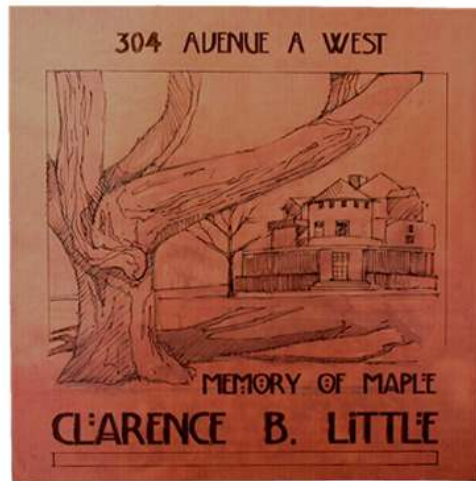


**“Yes, Virginia, there is a Santa Claus.”**

- **No lawsuits**
  - **No initiated ordinance**
  - **Service level B**
  - **Project completed at target price**
- 

**It's about people.**





## VIEW FROM SIDEWALK

