

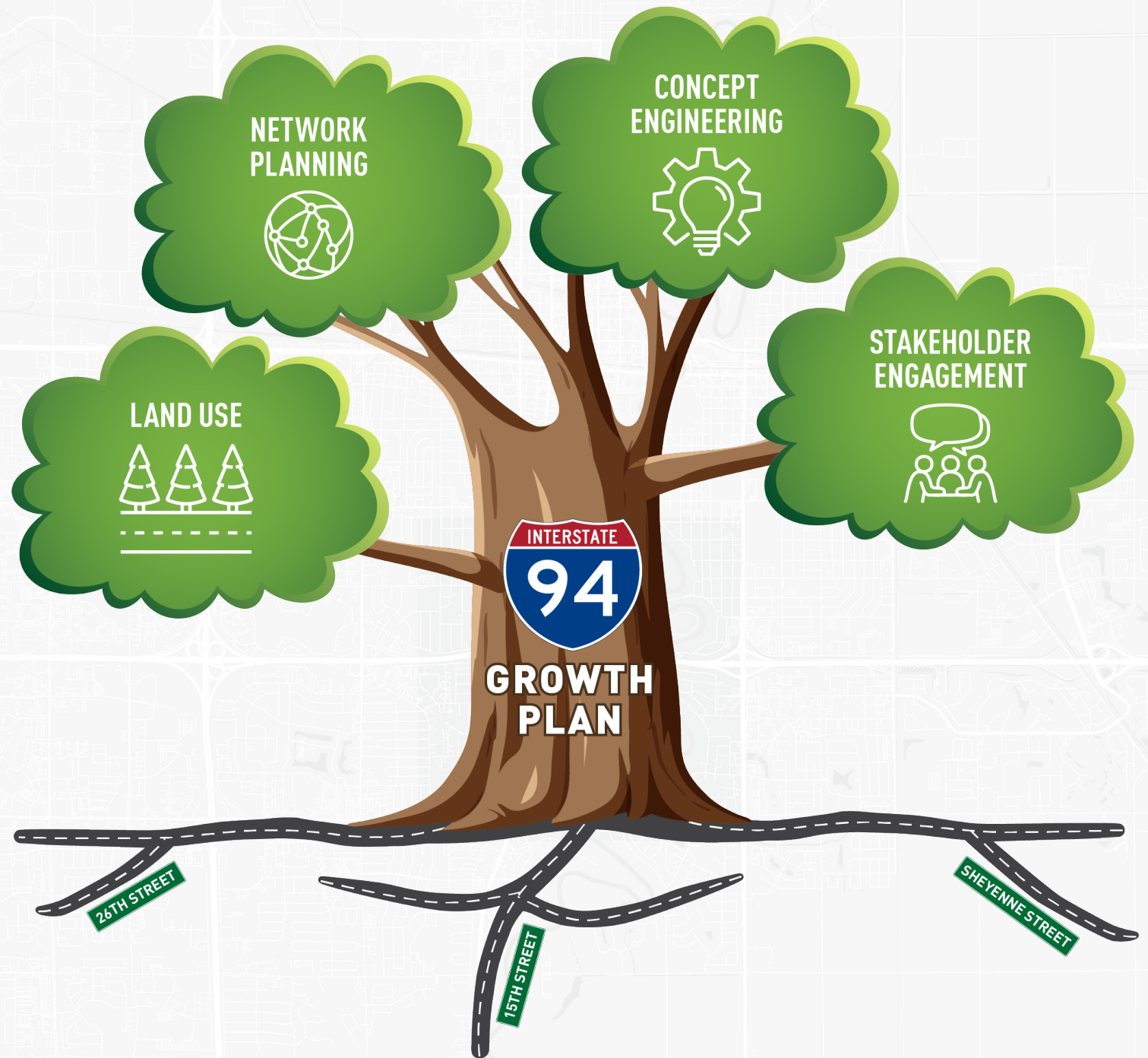
West 94 Area Transportation Plan

February 27th, 2025



Study Intent

This plan is focused on preparing West Fargo and the regional transportation system for the development of potential land Southwest of I-94 and the Sheyenne Diversion. This land, which is currently undeveloped, is expected to become highly desirable for development following the completion of the FM Area Diversion Project, a critical flood control infrastructure effort.



Challenges to Development

- Lack of Access with I-94 and Two Diversion Channels
- Challenging Connectivity to City Water and Sewer Utilities

Priorities for Plan

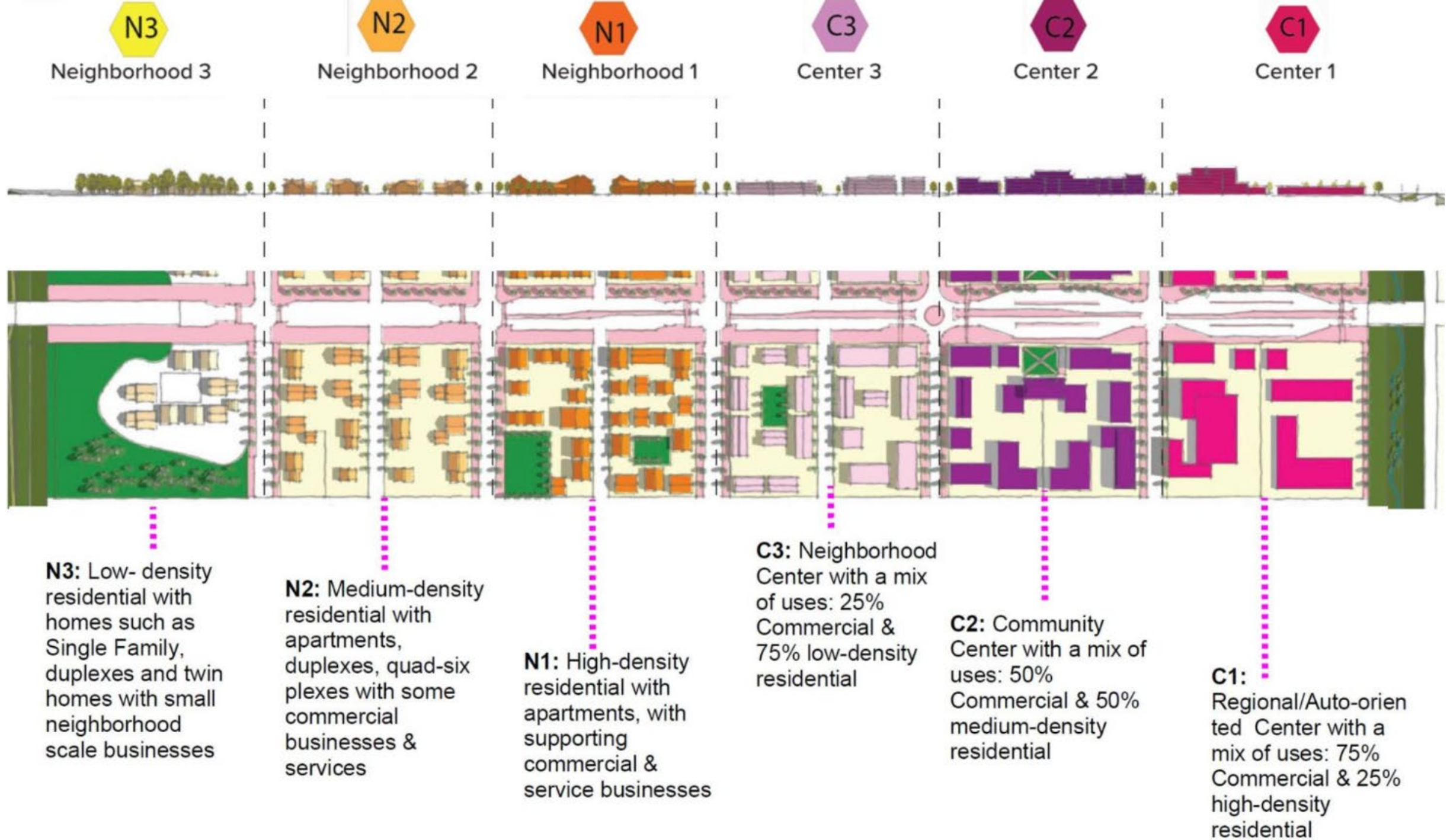
- Protect Existing Neighborhood Streets from Traffic Impacts
- Increase Commercial Land Uses in West Fargo



Development Case Study



Full Build-Out Assumptions were 2050 (Aggressive) – 2060 (Conservative)



N3: Low-density residential with homes such as Single Family, duplexes and twin homes with small neighborhood scale businesses

N2: Medium-density residential with apartments, duplexes, quad-six plexes with some commercial businesses & services

N1: High-density residential with apartments, with supporting commercial & service businesses

C3: Neighborhood Center with a mix of uses: 25% Commercial & 75% low-density residential

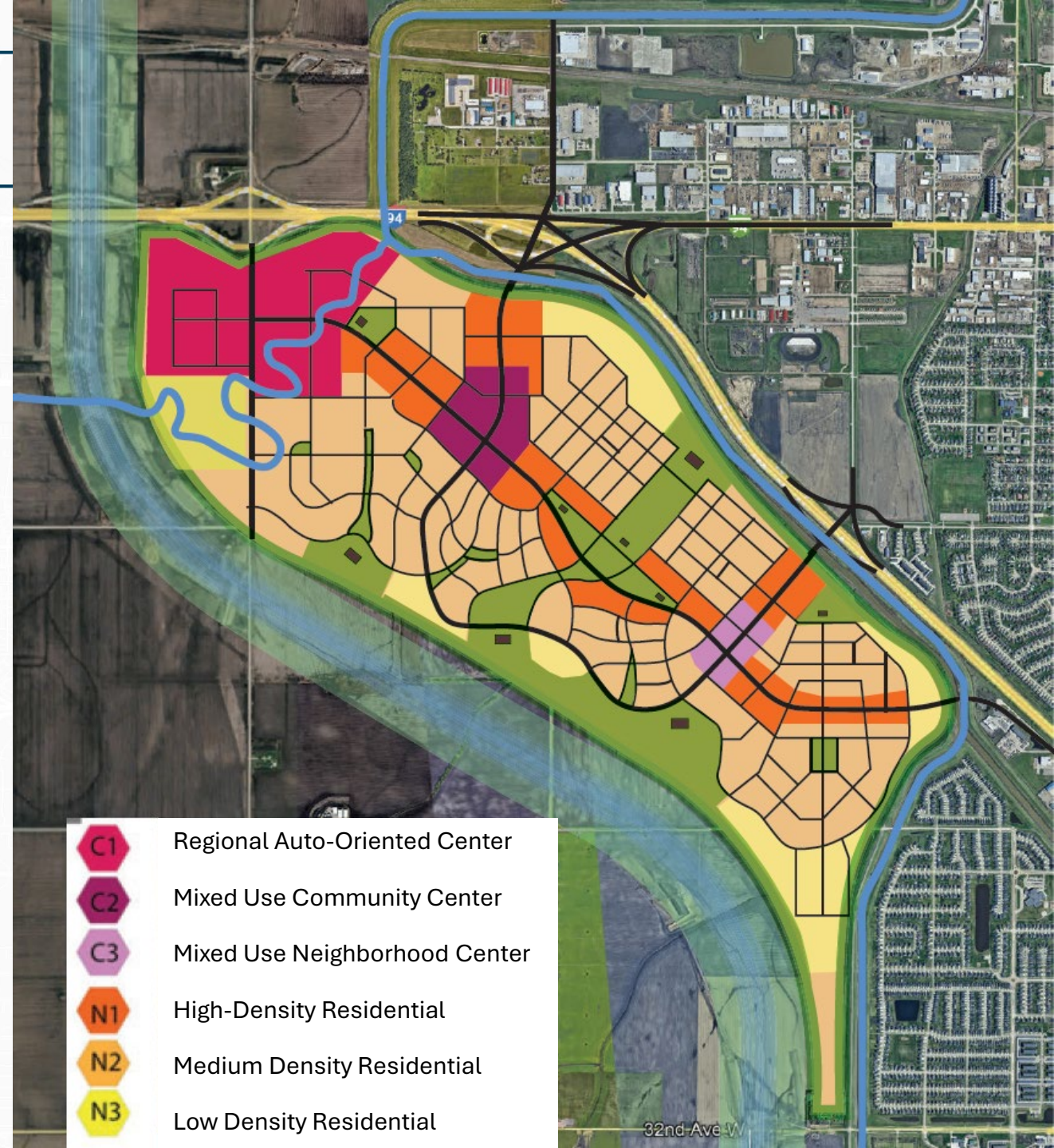
C2: Community Center with a mix of uses: 50% Commercial & 50% medium-density residential

C1: Regional/Auto-oriented Center with a mix of uses: 75% Commercial & 25% high-density residential

Land Use Vision

- Iterative Process with the City of West Fargo and Local Property Owners
- Still Very Illustrative in Nature
- 50% Population Growth to West Fargo

Phase	Housing Units	Jobs	Potential Property Tax
25% Build-Out	2236	1139	\$9,996,231
50% Build-Out	5562	4250	\$30,017,813
100% Build-Out	12083	4250	\$48,064,865



Functional Classification

Regional Arterial. Act as a secondary alternative and direct connection to the Interstate system, serving large traffic volumes with highly controlled/limited interruptions.

Commercial Arterial. Act as gateways, connecting people from Fargo, West Fargo, and the wider region to the area's major destinations.

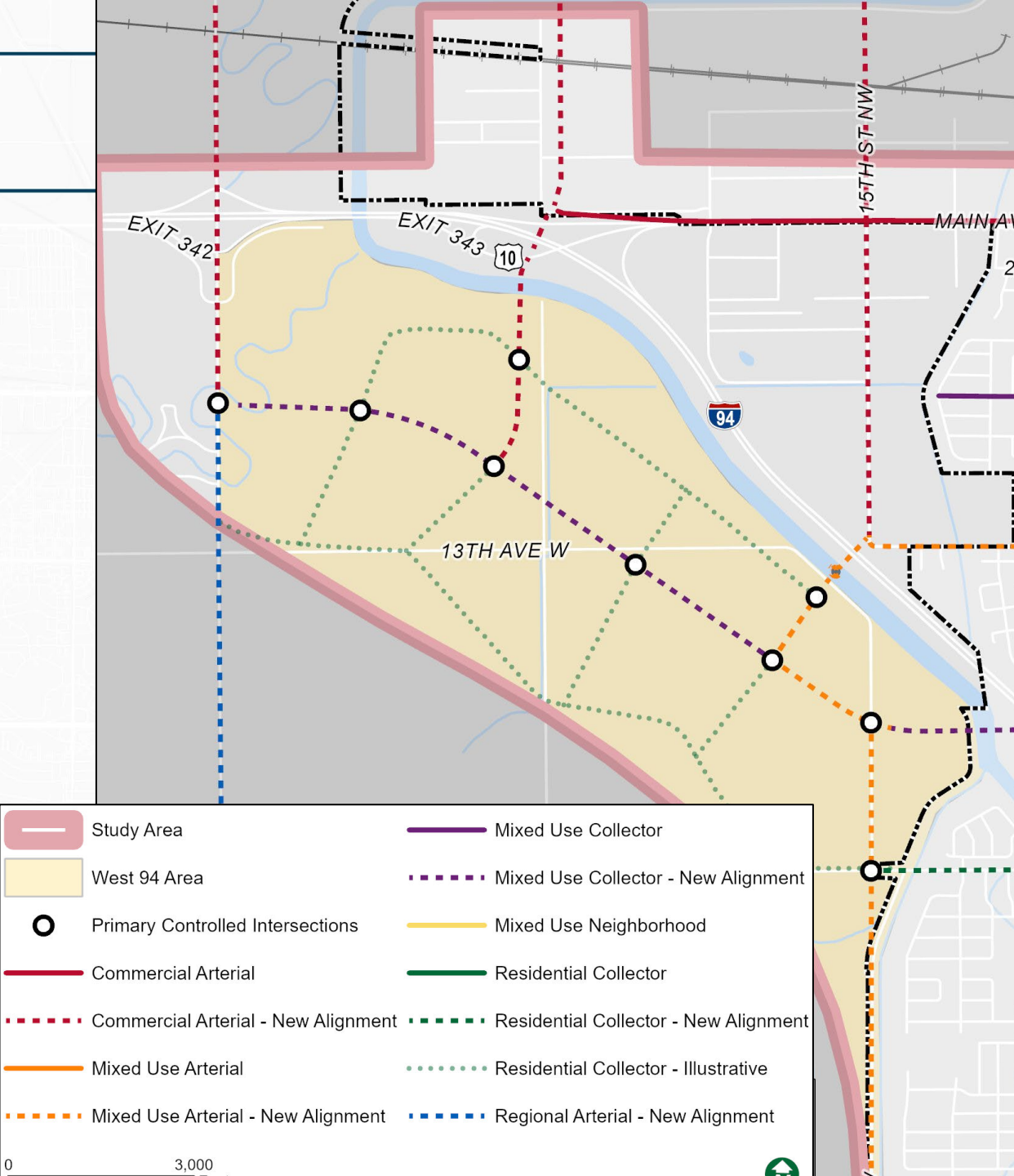
Mixed Use Arterial. Act as cross-town links and business corridors where people live, shop, dine, and work while supplying parking to support economic activity.

Mixed Use Collector. Connect residents from their neighborhoods to commercial nodes and corridors and are critical in enabling economic activity

Residential Collector. Connect neighborhoods and link residents with important facilities like libraries, schools and parks.

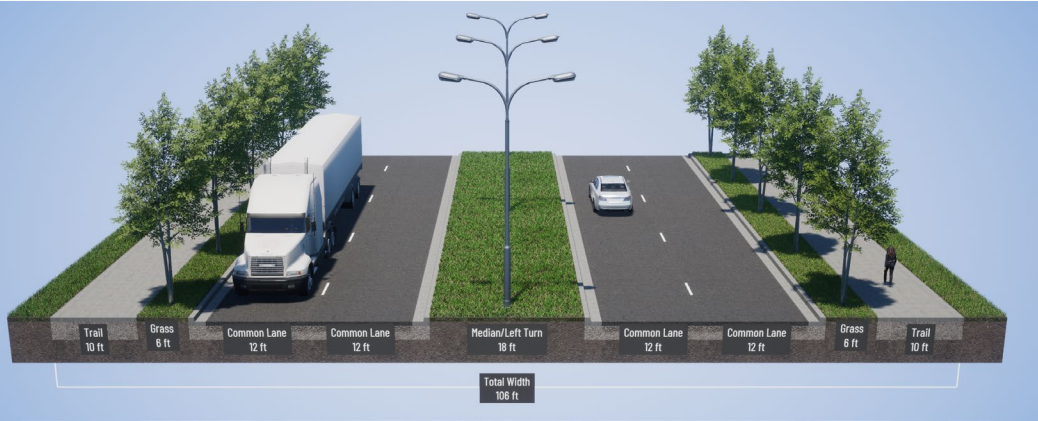
Mixed Use Neighborhood. Prioritize pedestrian safety and comfort over the mobility of cars.

Residential Neighborhood. Connect residents to each other and serve as shared space for neighbors to socialize and play.

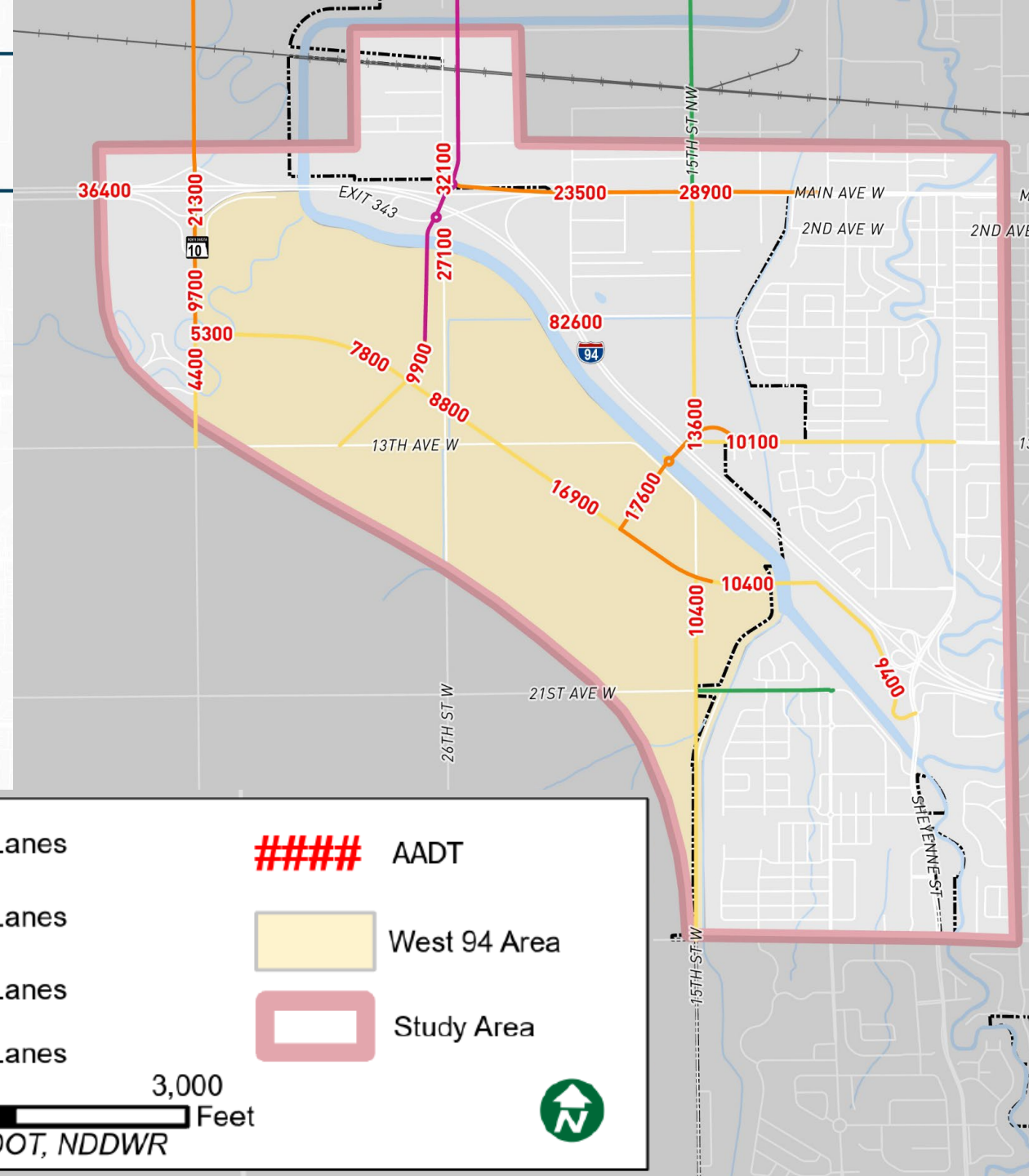


Roadway Capacity

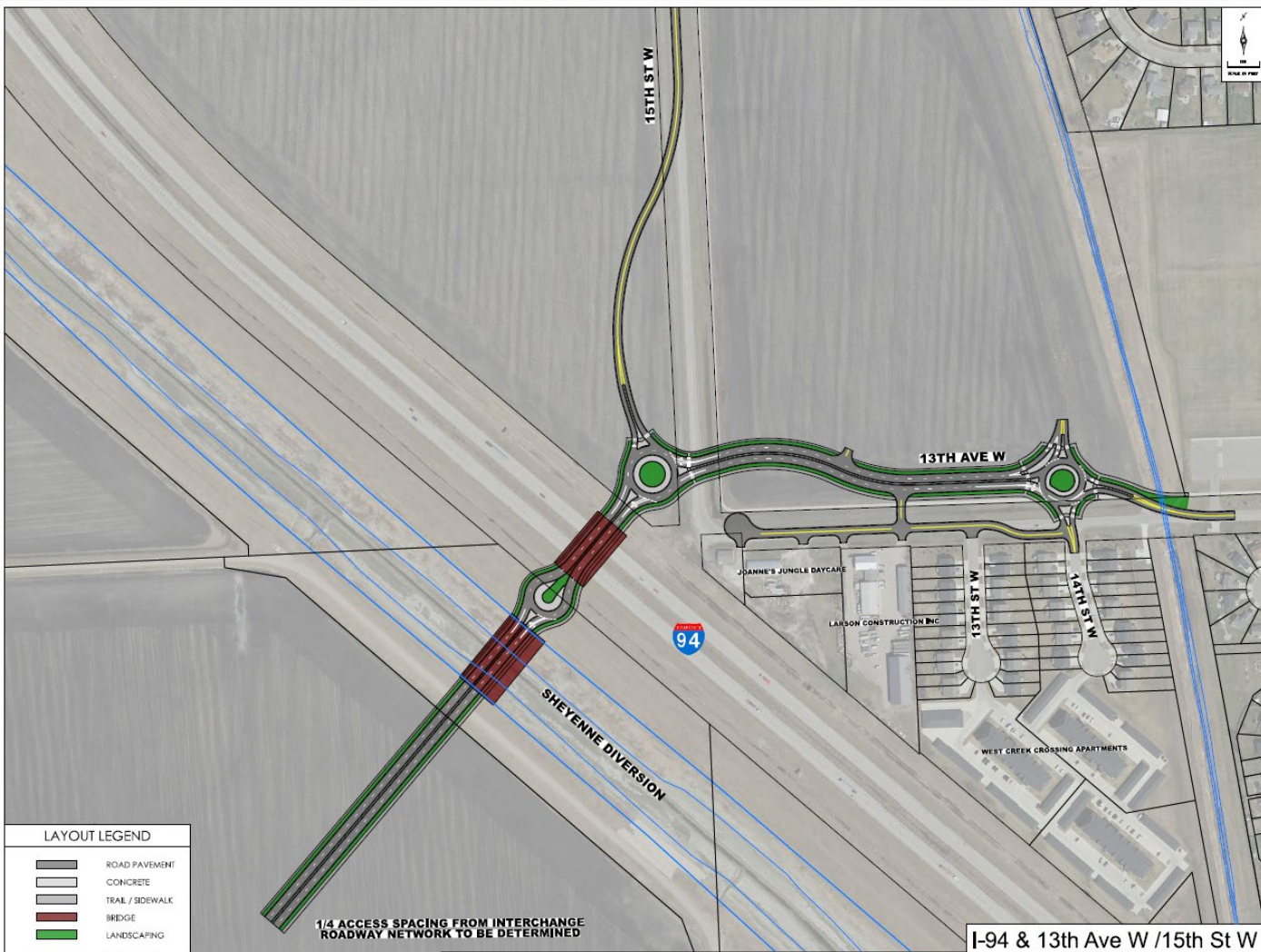
38th Street



15th Street



13th Avenue Connection Concepts



LAYOUT LEGEND

	ROAD PAVEMENT
	CONCRETE
	TRAIL / SIDEWALK
	BRIDGE
	LANDSCAPING
	PARCEL LINES
	WETLAND
	RETAINING WALL

Overpass versus Interchange Tradeoffs

Overpass

- Lower upfront costs
- Fewer Conflicts on I-94 but Similar Traffic

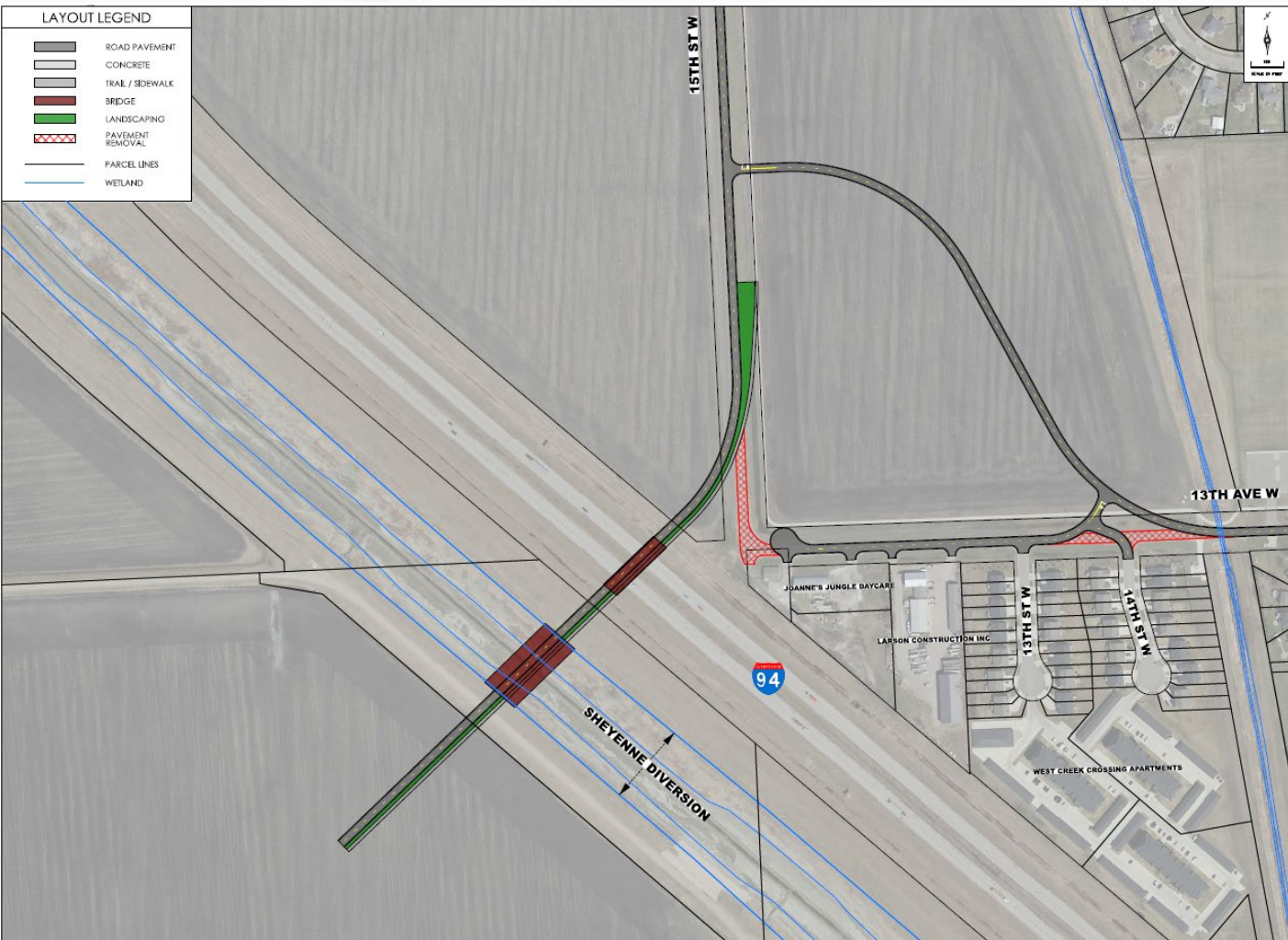
Interchange

- Highest potential to drive commercial development according to development community
- Better regional travel times

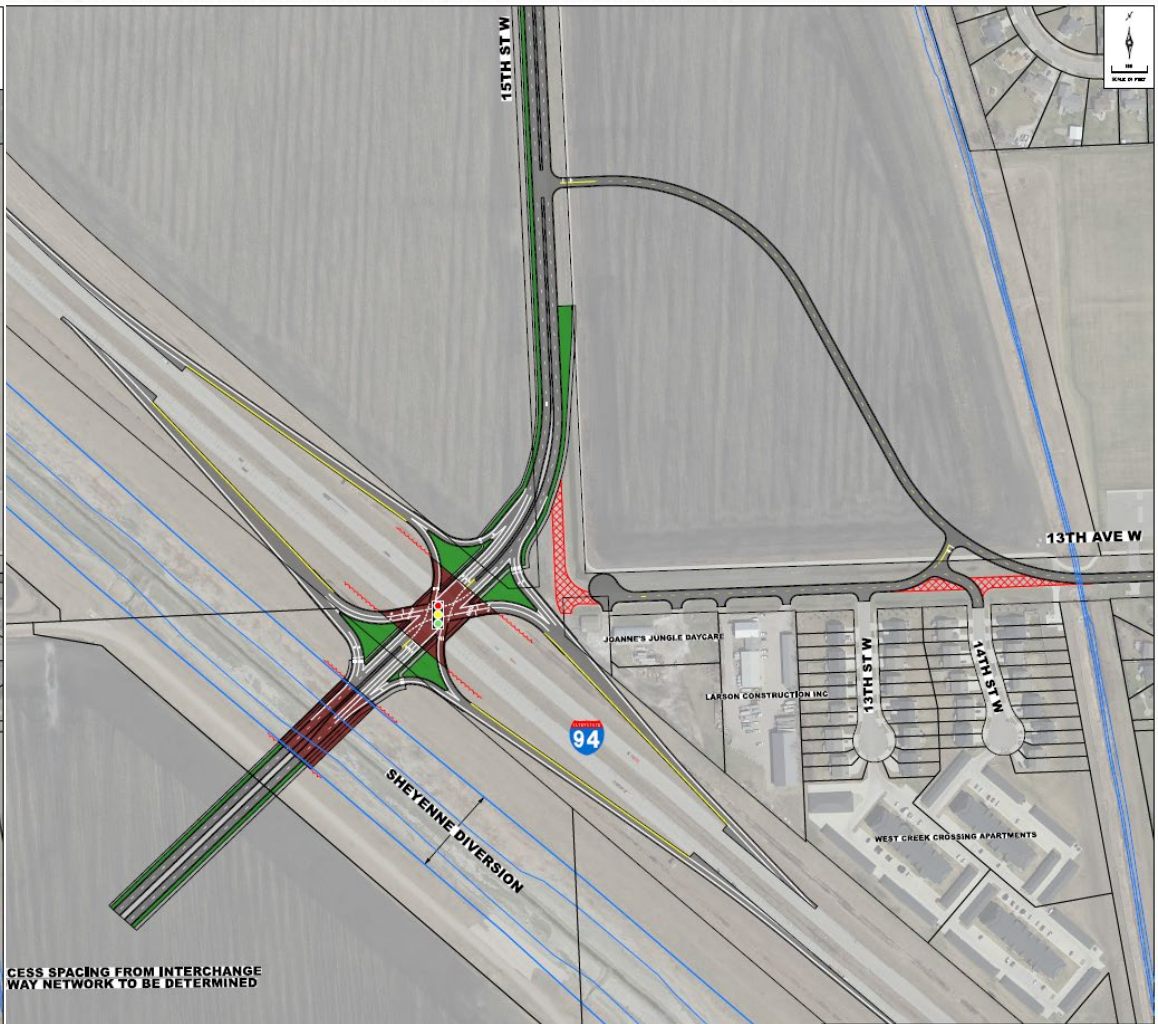
LAYOUT LEGEND

	ROAD PAVEMENT
	CONCRETE
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	RETAINING WALL

15th Street Connections Concepts



I-94 & 13th Ave W /15th St W
 15th Street Overpass
 City of West Fargo
 November, 2024



CESS SPACING FROM INTERCHANGE
 WAY NETWORK TO BE DETERMINED

I-94 & 13th Ave W /15th St W
 Single-Point Interchange
 City of West Fargo
 November, 2024

13th Avenue versus 15th Street Tradeoffs

13th Avenue

- Better regional connectivity through direct connection to 13th Avenue (arterial)

15th Street

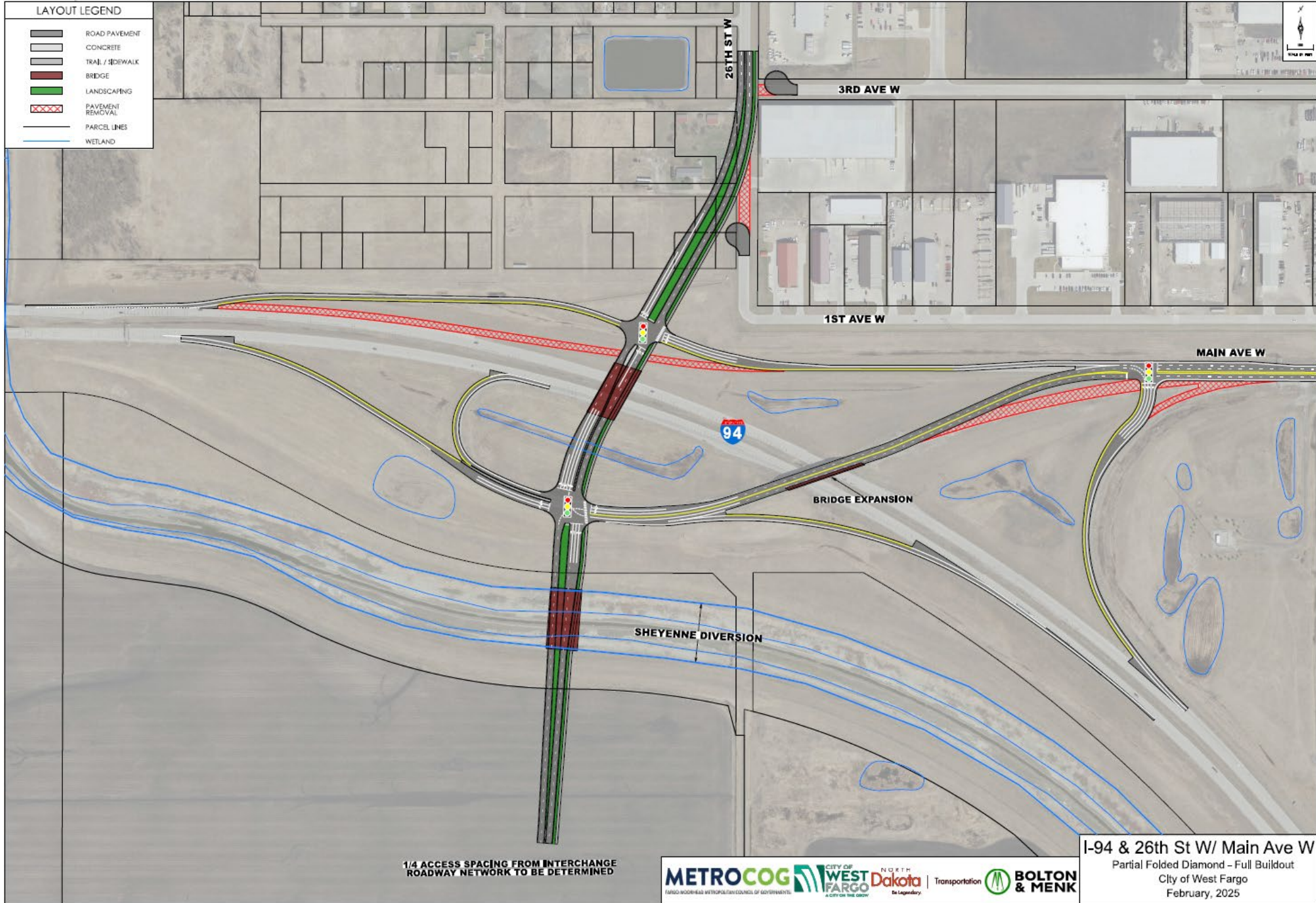
- Simplified design with fewer ROW impacts

LAYOUT LEGEND

	ROAD PAVEMENT
	CONCRETE
	TRAIL / SIDEWALK
	BRIDGE
	LANDSCAPING
	PARCEL LINES
	WETLAND
	RETAINING WALL

ROADWAY NETWORK TO BE DETERMINED

Main Avenue/26th Street



Which Major I-94 Feature to Build First?

13th Avenue/15th Street

- Better access for West 94 Growth Area and Surrounding Neighborhoods
- More logical East to West Growth Patterns

26th Street/Main Avenue

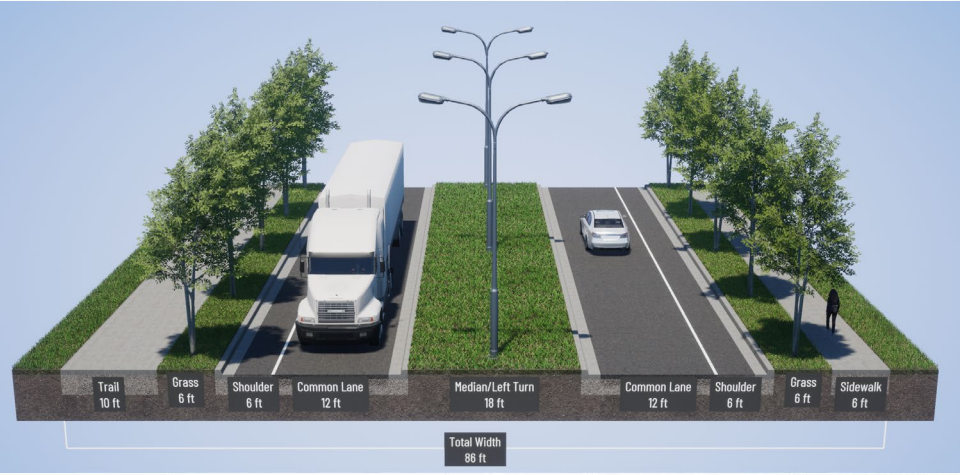
- Better Connectivity into the NW Portion of Metro Area
- Utility Connections will Come from the NW

1/4 ACCESS SPACING FROM INTERCHANGE ROADWAY NETWORK TO BE DETERMINED

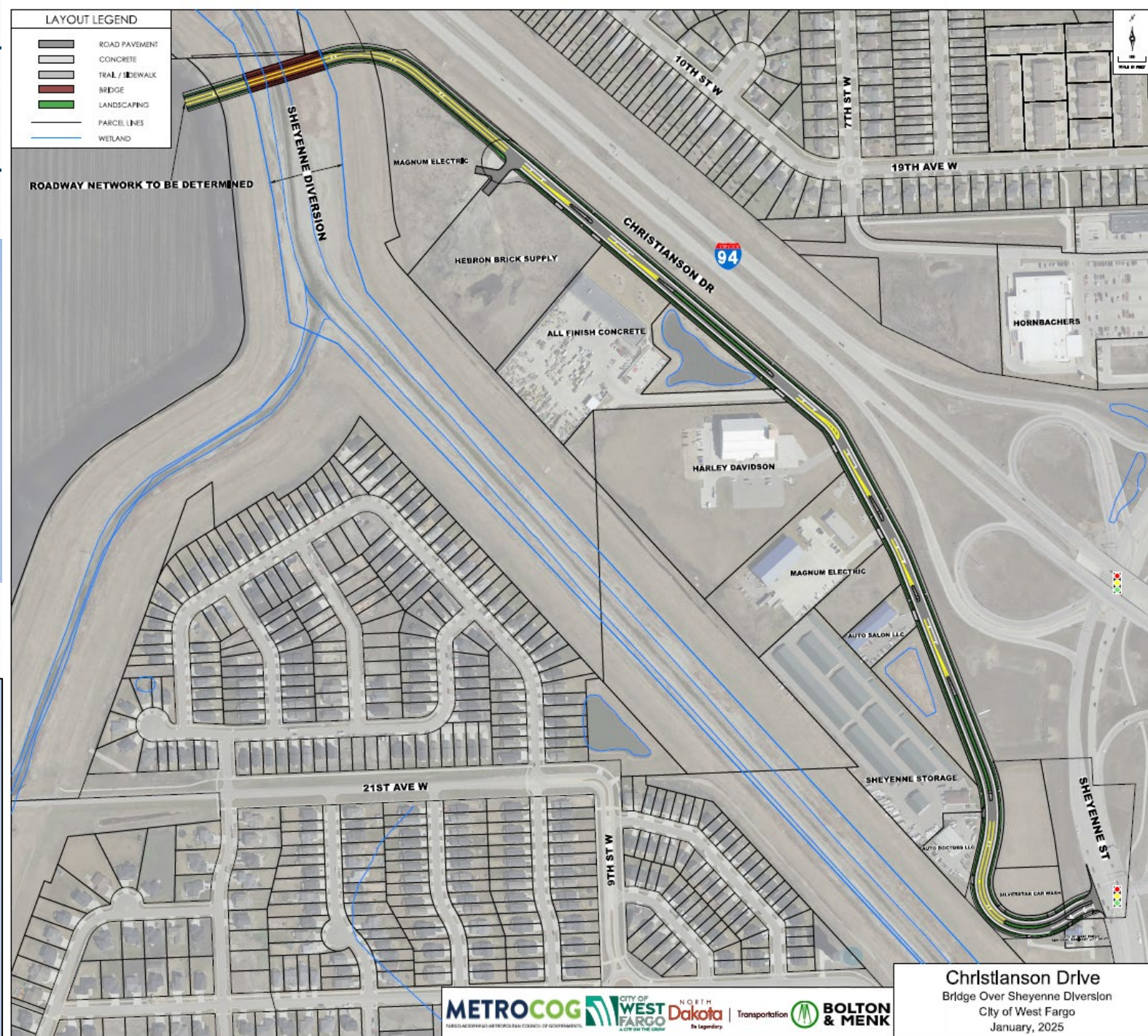
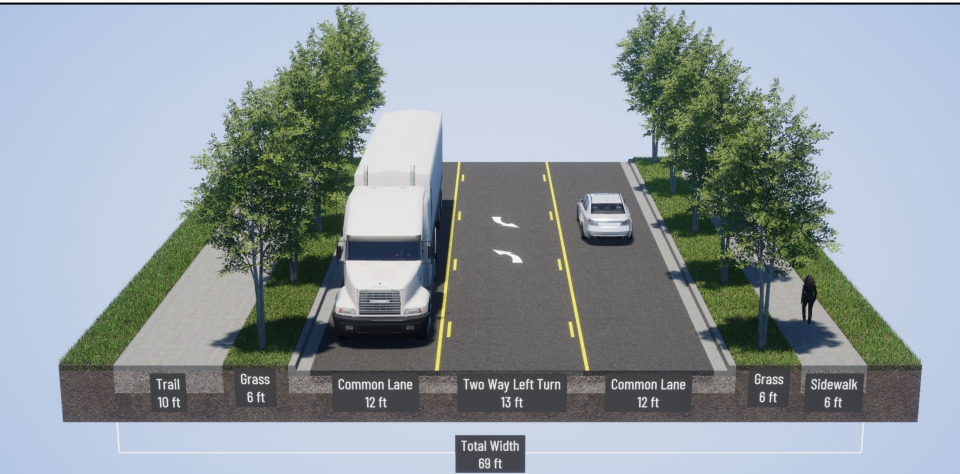
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Christianson Drive

East of Sheyenne Diversion

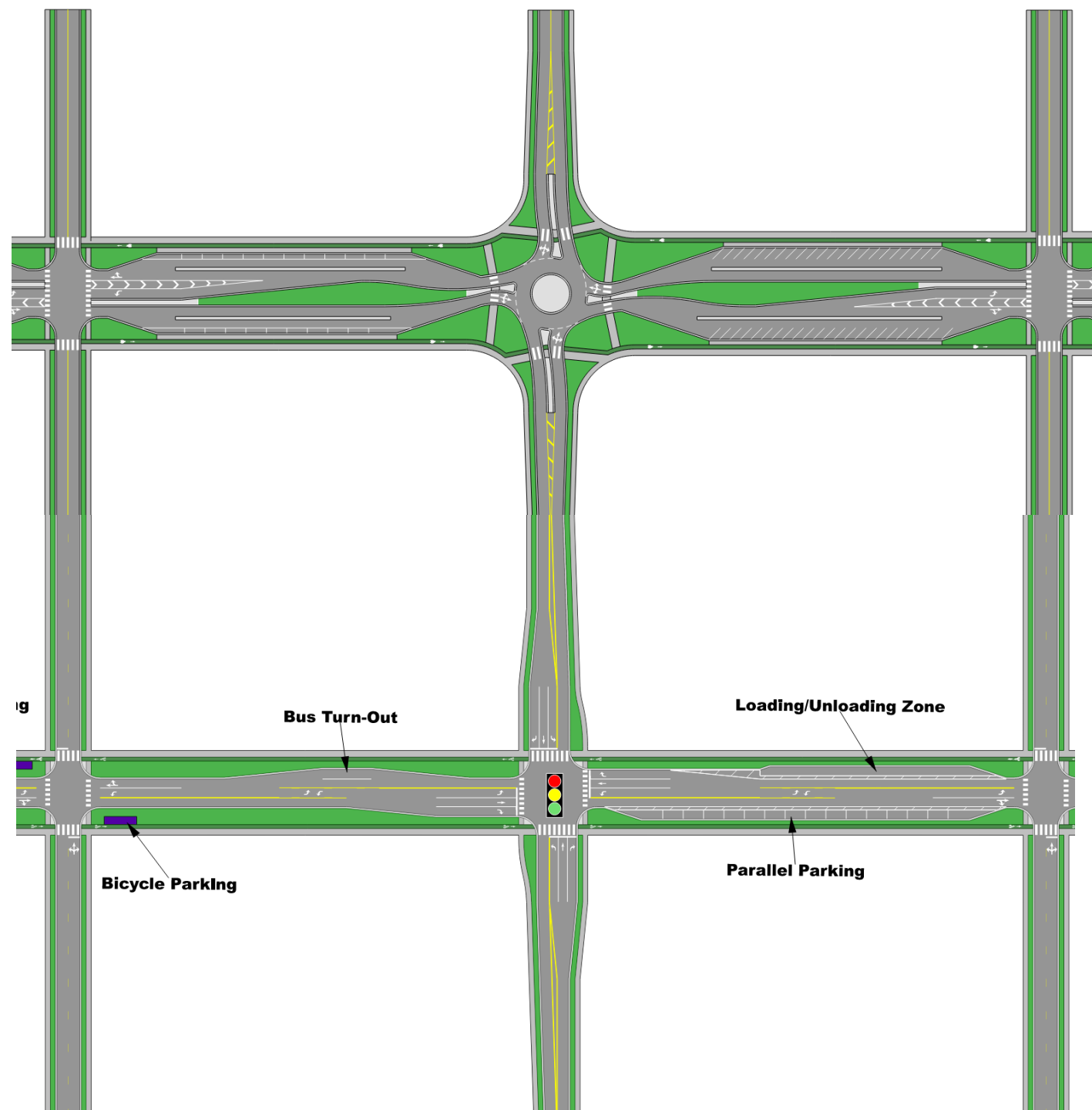


West of Sheyenne Diversion



Internal Collectors Palette

- Internal Collector System will have a Palette of Options for Developers to Select from Based on Land Use
- Each Concept Includes Considerations for;
 - Cars
 - Pedestrians
 - Bicycles
 - Parking
 - Loading/Unloading



Next Steps

March:
Gather
Comments
and Make
Revisions

April:
Develop
Report for
Stakeholder
Review

May: Present
Findings to
Approval
Committees

How to Get Engaged

- In-Person
 - Provide Informal Feedback at the Meeting
 - Fill out Comment Card
 - Fill out Survey
- Visit Website
- E-mail Feedback to:
Blue.Weber@boltonmenk.com

West 94 Area Transportation Plan

West 94 Area Transportation Plan
West Fargo, ND

WEST 94 AREA TRANSPORTATION PLAN

26TH STREET
15TH STREET
SHEYENNE STREET