

June Open House

Welcome!



This Open House is an informal event and will not include a formal presentation. You are welcome to come and go at your own convenience and spend as much time as you need at each of the posters.

START
HERE

About
the Fargo
Growth
Plan

Here's how to get started:

1. **Sign in at the registration table** and begin at the **"About the Fargo Growth Plan"** posters.

2. **Continue through the "How has Fargo grown?" posters and the "How should Fargo grow?" posters.**

Use your **sticker dots** and Post-It notes to leave written feedback and questions.

3. **Don't hesitate to ask project representatives questions or talk about issues** that are important to you and your neighbors. Just find someone wearing a Fargo Growth Plan name badge!



Visit FargoGrowthPlan.org to learn more

THE CITY OF
Fargo
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Fargo Growth Plan 2024 is an effort to provide the City of Fargo with updated direction on where to grow and how to grow in the coming decades. It will be Fargo's first updated growth plan since the last one was adopted in 2007.

A community-wide process

Development of the Fargo Growth Plan 2024 is being informed and guided by the Fargo community through several methods of engagement, including:



An **advisory committee of local stakeholders** is working closely with project consultants and City staff to help identify key issues, interpret findings, and guide the planning process.



Advisory committee members are hosting **Kitchen Table Conversations**—small, facilitated discussions that will aid the identification of important issues and how the community makes decisions about land development and growth.



Online surveys in June/July and October/November will seek broad public feedback on important questions that will shape the plan and its decision-making framework.

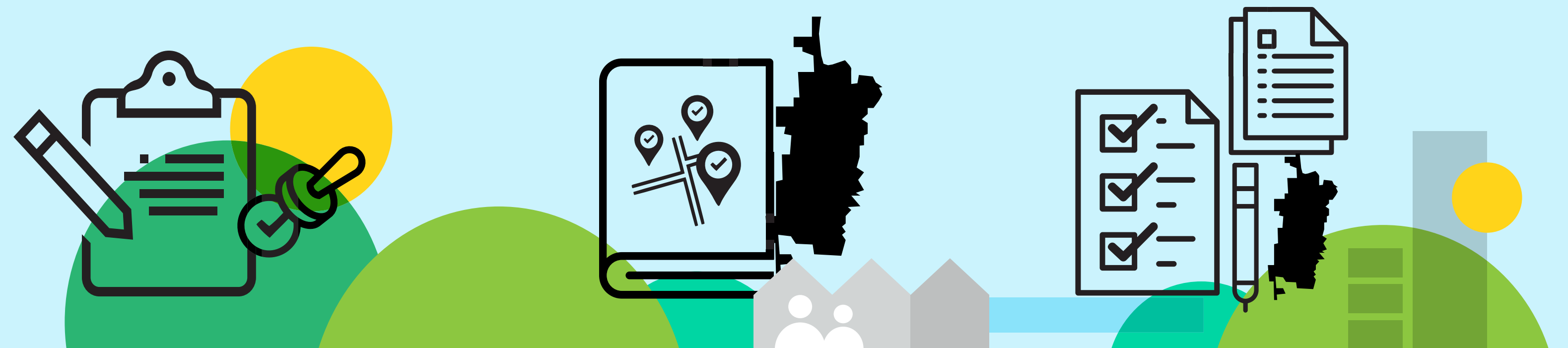


Open houses (in person and online) in June and October 2023, as well as March 2024, will provide an opportunity for Fargoans to learn about the planning process and have in-depth conversations with project consultants, Fargo staff, and advisory committee members about issues important to them.



Overview

Fargo's new growth plan will provide long-range guidance on land use and land development to the City of Fargo, its partner agencies, and the private sector. As with Fargo's previous growth plans, it will be used to inform updates to the Land Development Code (LDC), aid the development of capital investment plans for services and utilities, shape future transportation plans, and guide the development of new programs and policies related to development and redevelopment.



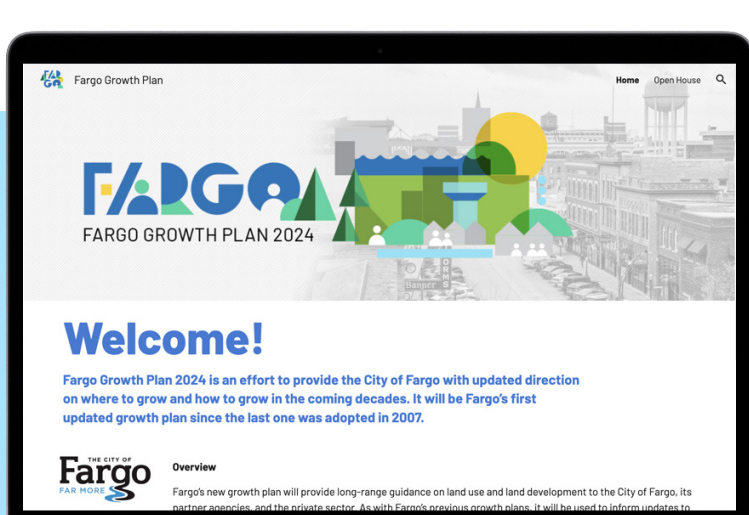
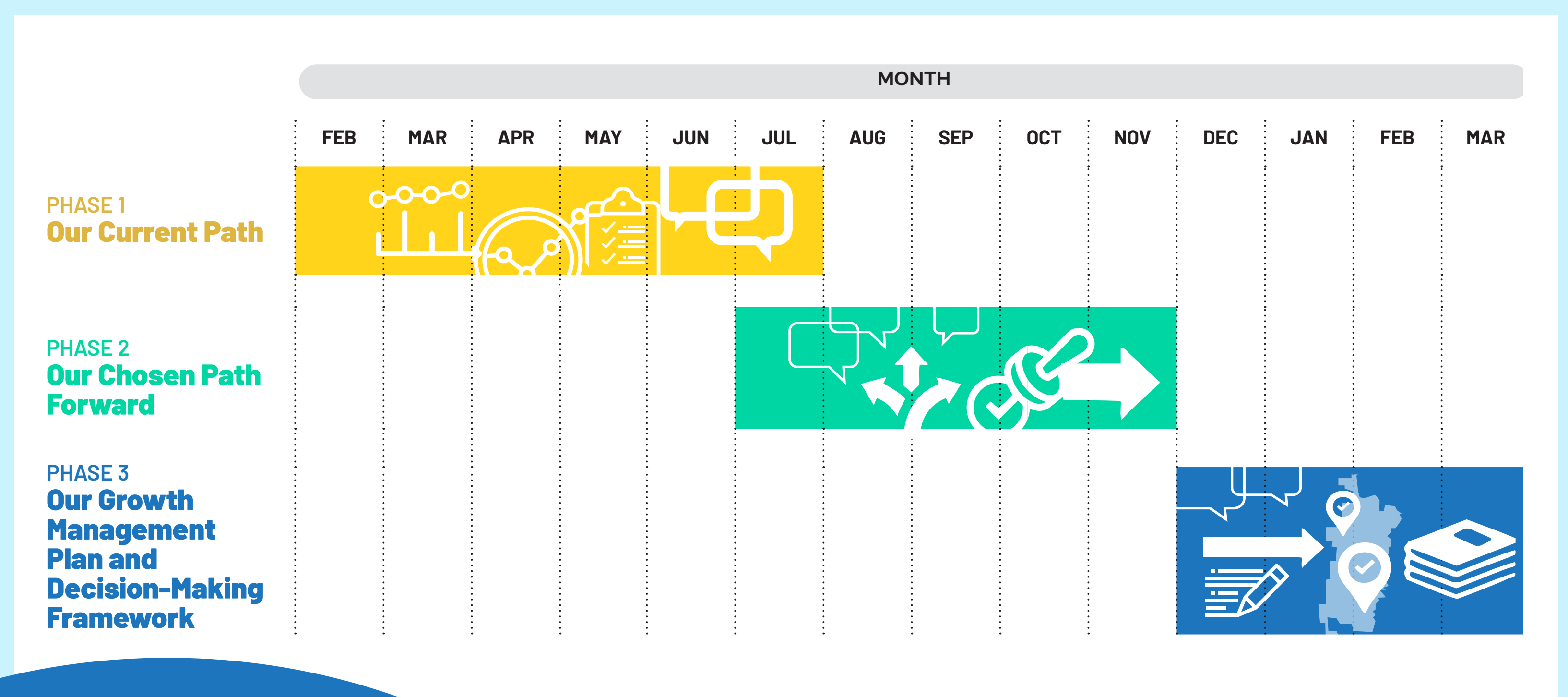
A **decision-making framework** for future development and redevelopment based on what the community values and its vision for growth

Guidance on **"what goes where"** to shape future development and redevelopment in ways that support community goals

A **growth management plan** that outlines specific implementation steps for the City of Fargo and other agencies to pursue to advance the community's vision for growth

Timeline

Three phases are being used to organize the work behind the Fargo Growth Plan 2024, culminating in the finalization of a plan during spring 2024 for consideration and adoption by the Fargo City Commission.



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The Fargo Growth Plan 2024 will not exist in a vacuum. It will be informed, in part, by priorities and goals outlined in several existing plans that remain current and provide strategic direction on land development, redevelopment, and investment for the City of Fargo.

These include:

FM Regional Housing Needs Analysis (2023)



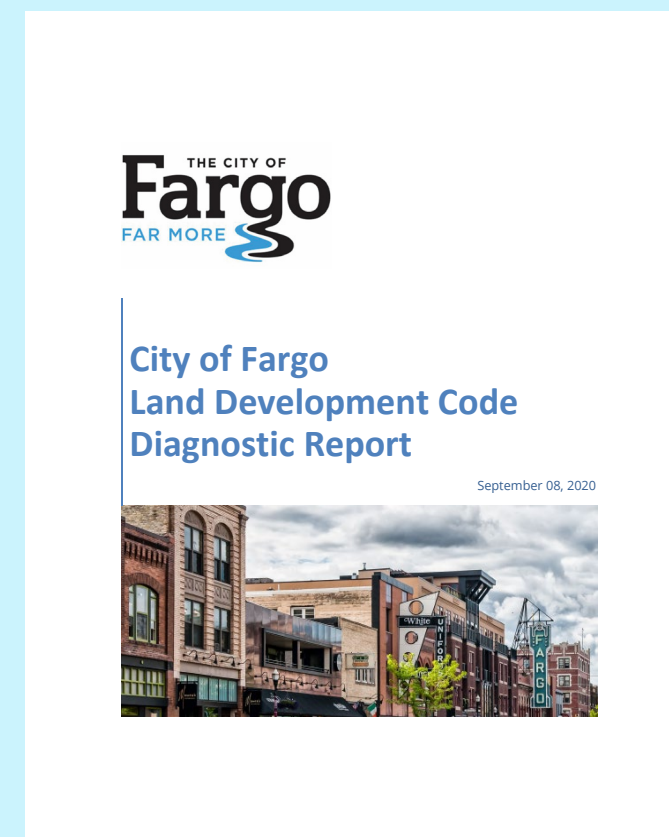
Fargo Transportation Plan DRAFT (2023)



Core Neighborhoods Master Plan (2021)



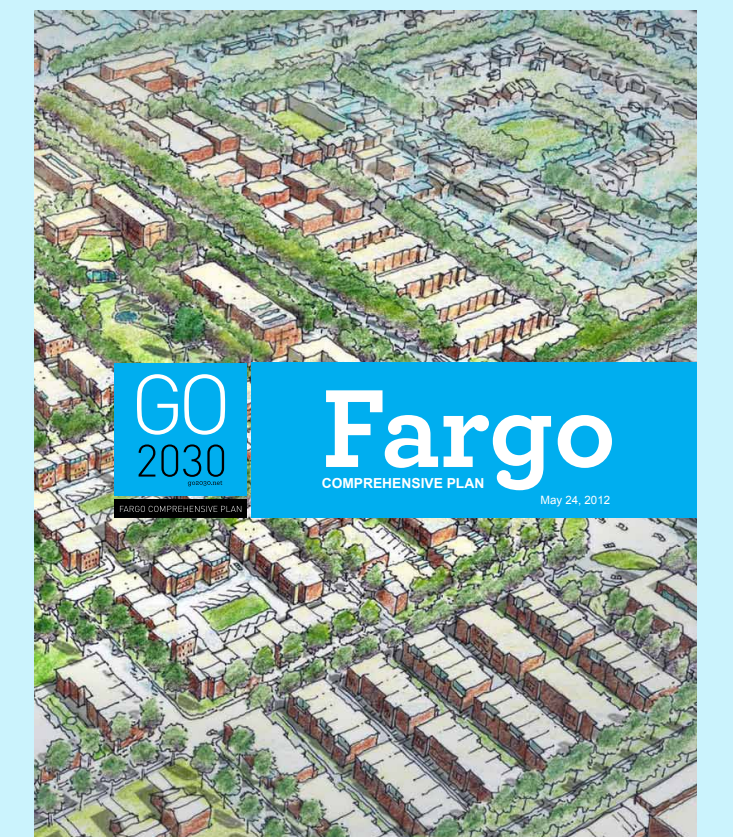
Land Development Code Diagnostic Report (2020)



InFocus Downtown Plan (2018)



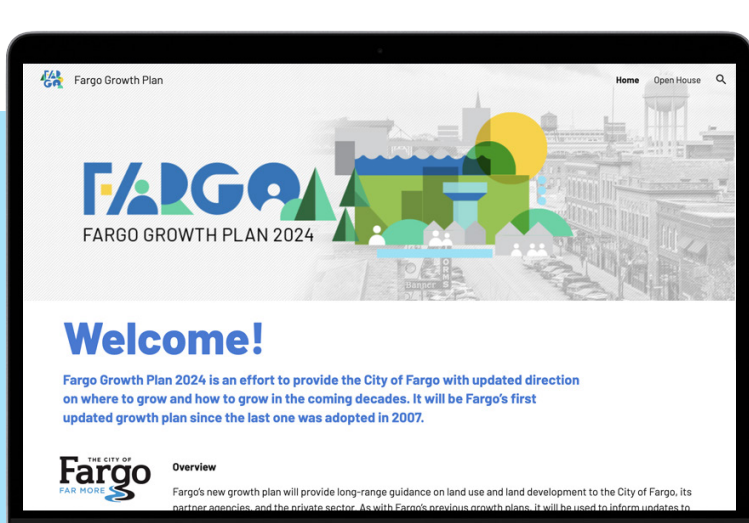
G02030 Comprehensive Plan (2012)



The new growth plan will inform the implementation of, and updates to, these other plans. In particular, Fargo Growth Plan 2024 will represent an updated land use and development component of the comprehensive plan.

Like the G02030 Comprehensive Plan, the InFocus Downtown Plan, and the Core Neighborhoods Master Plan, the Fargo Growth Plan 2024 will be a non-binding plan. In other words, adoption of the plan by the City Commission will provide policy direction, but it will not automatically result in changes to zoning regulations, building codes, or development standards.

For the new growth plan's vision to be implemented, adoption of the plan will need to be followed-up by changes to the Land Development Code (LDC) and other policies that dictate "what goes where." The current LDC has not been substantially updated since 1999, and the City of Fargo intends to begin a process to update the LDC after the new growth plan is adopted.

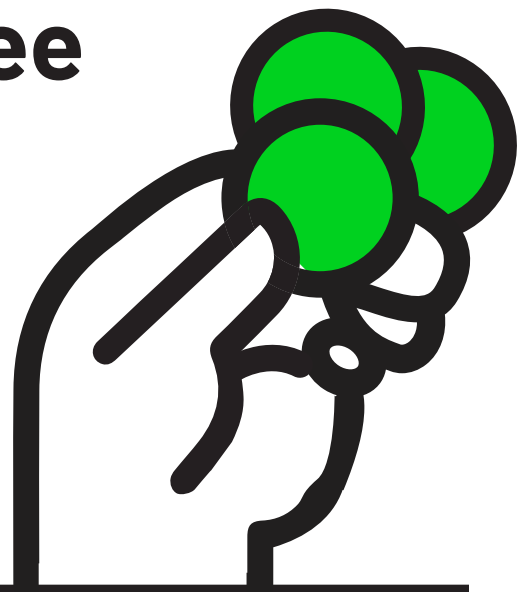


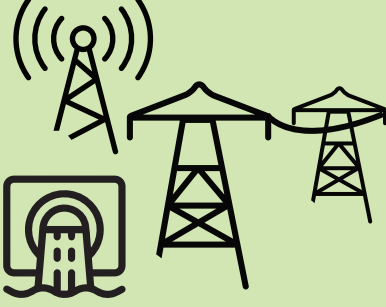

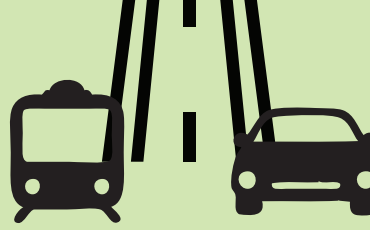
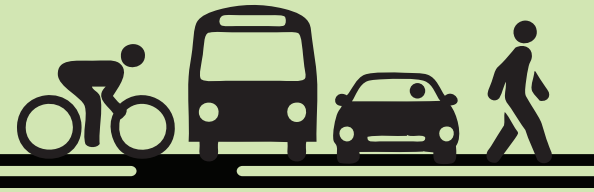


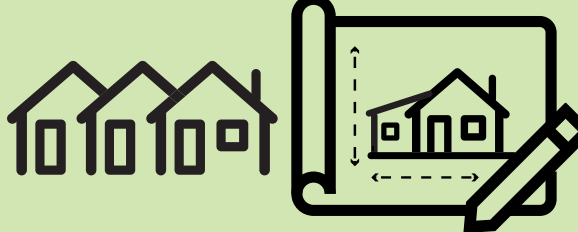

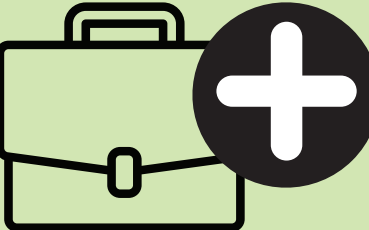


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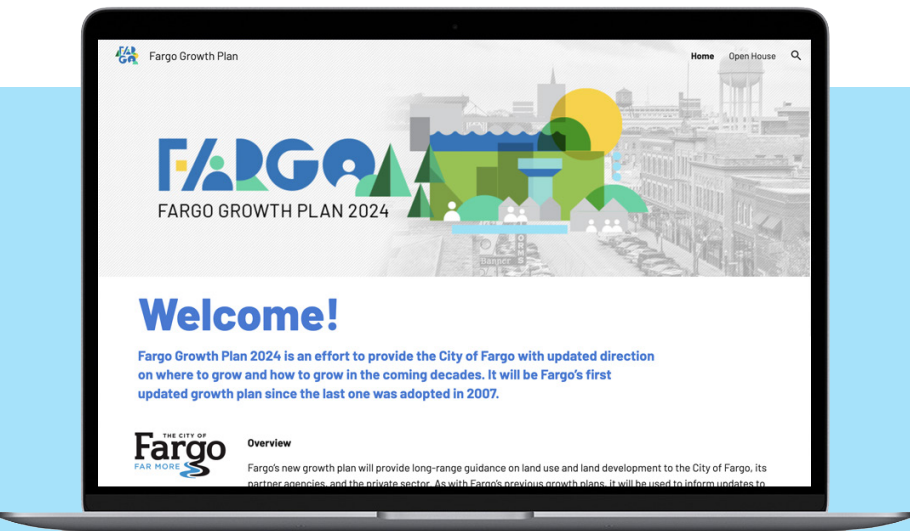


Looking to the future, what issues do you think need to be prioritized and receive special attention during the growth planning process?

Use your **three green dots** to select no more than three issues. You may place multiple dots on the same issue if you wish.



	Reliable and sustainable utility systems	
	Recreation and parks	
	Good roads and highways	
	Multi-modal transportation systems (bikes, pedestrians, transit)	
	Housing affordability	
	Investment in core neighborhoods	
	Expansion of housing supply	
	Downtown development	
	Job creation	
	Farmland preservation	
	OTHER Write your issue on a Post-it note, then stick a green dot on the note and place it here.	



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Getting the Future Right

At its simplest, a growth plan is about getting the future right. The process for Fargo Growth Plan 2024 is designed to figure out what ‘getting it right’ means and your input—including what comes to your mind when you think about the future—is critical.

In the spaces below, please use Post-It notes to let us know what excites you the most about Fargo’s future, and what worries you the most.

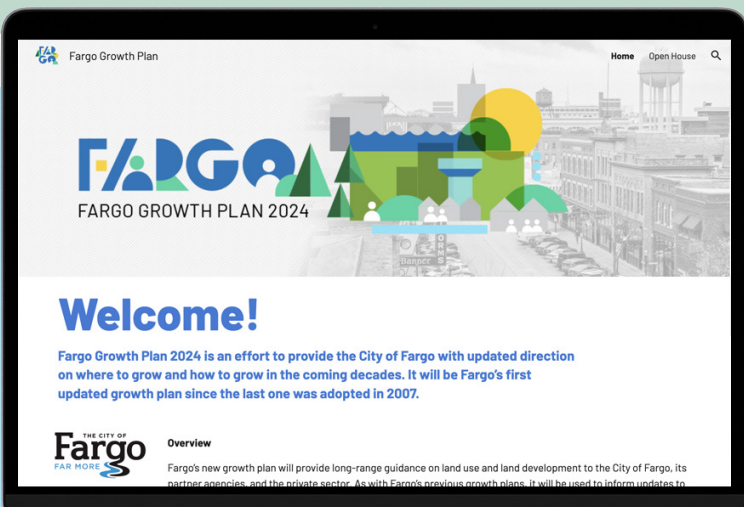


When I think about

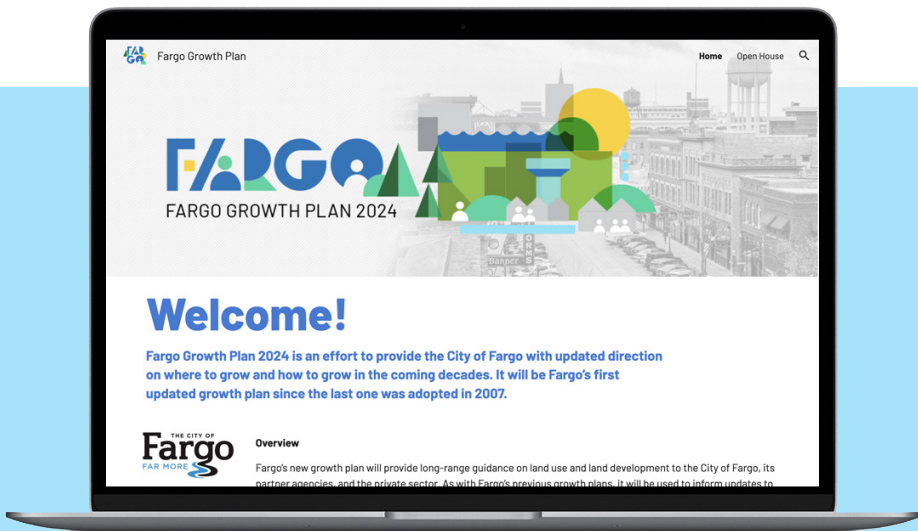
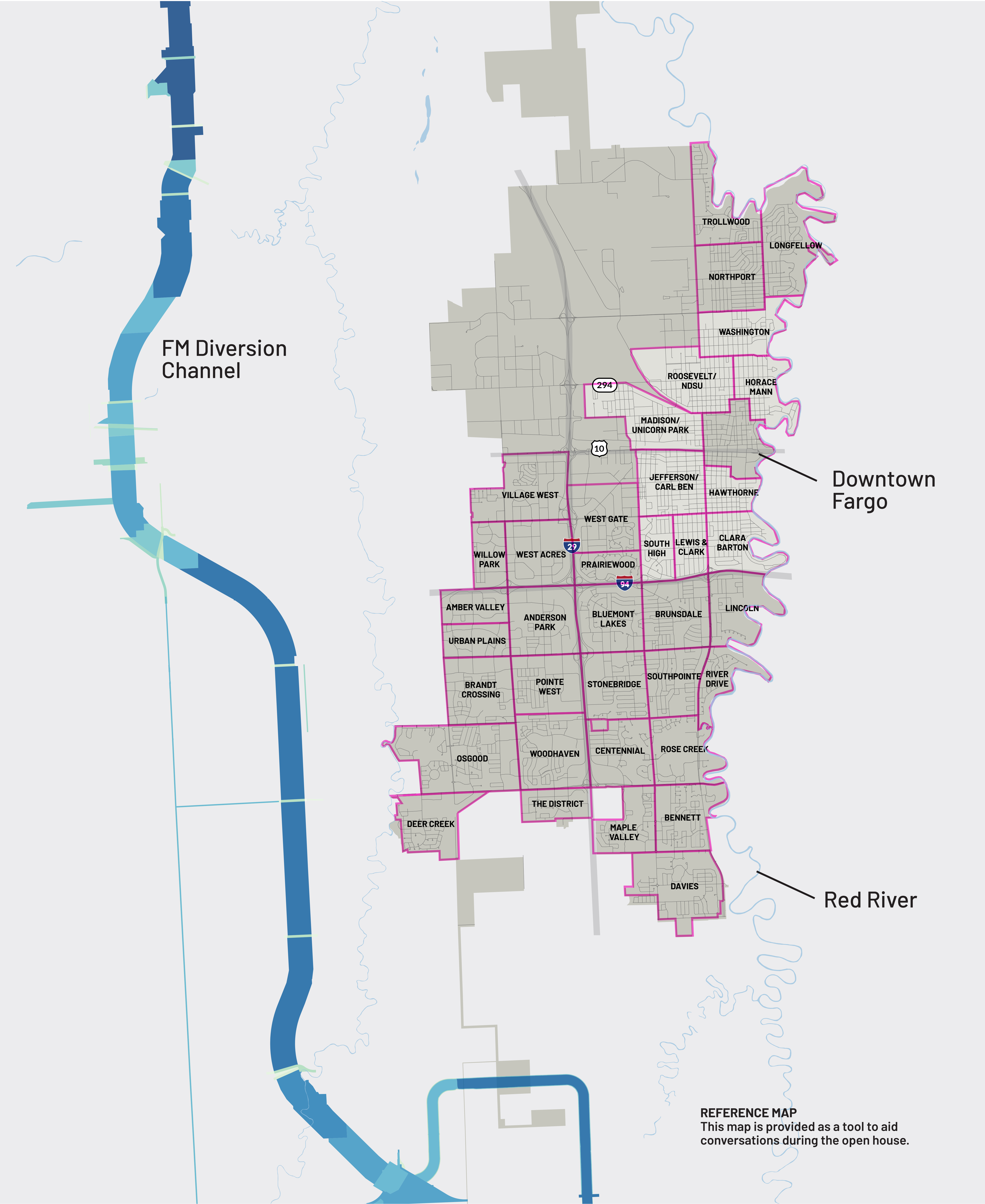
_____,
I get excited about Fargo’s future.

When I worry about Fargo’s future,
I mostly worry about

_____.



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Households

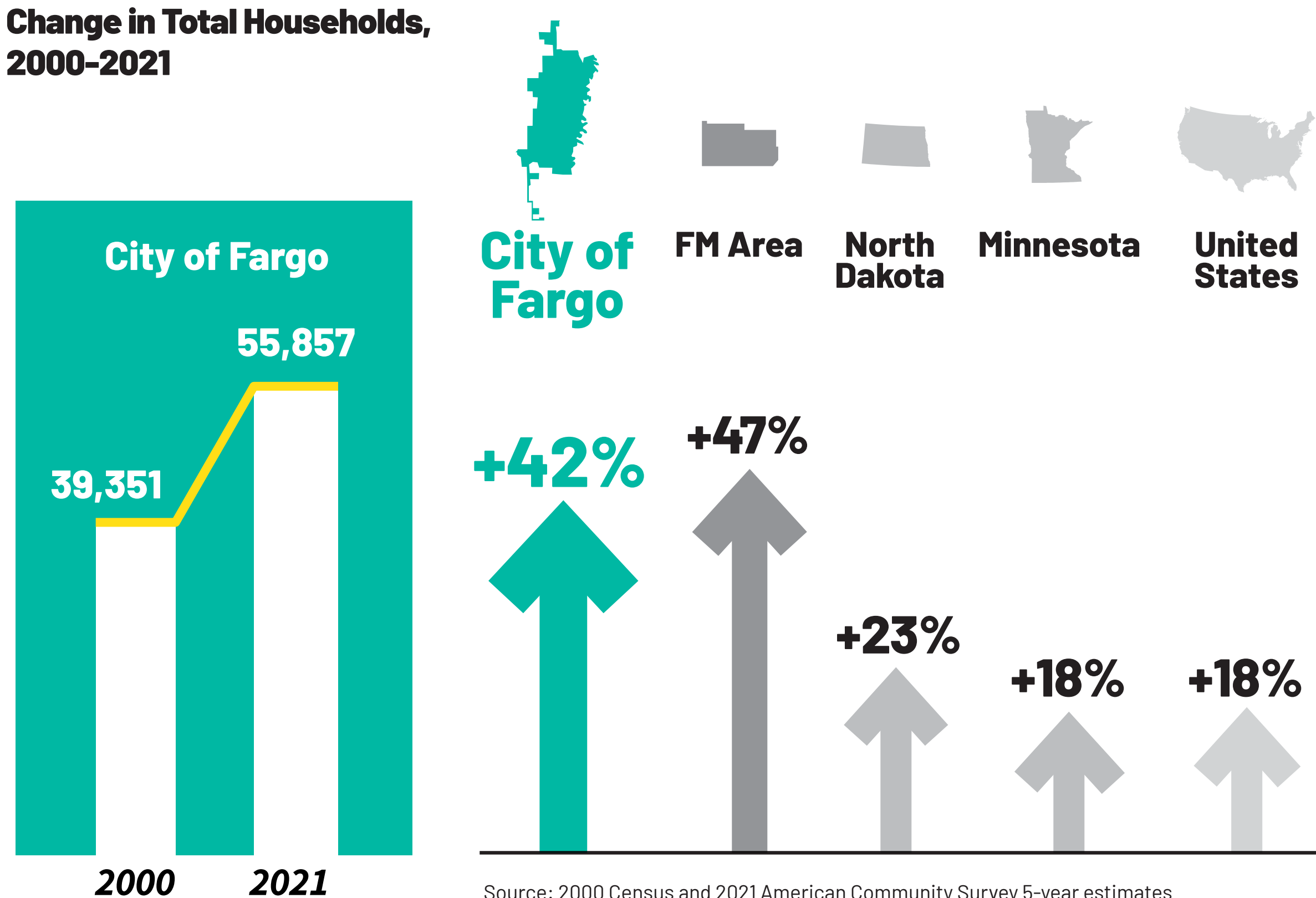


Fargo and the FM Area have been adding households and housing units at a much faster pace than national and state averages

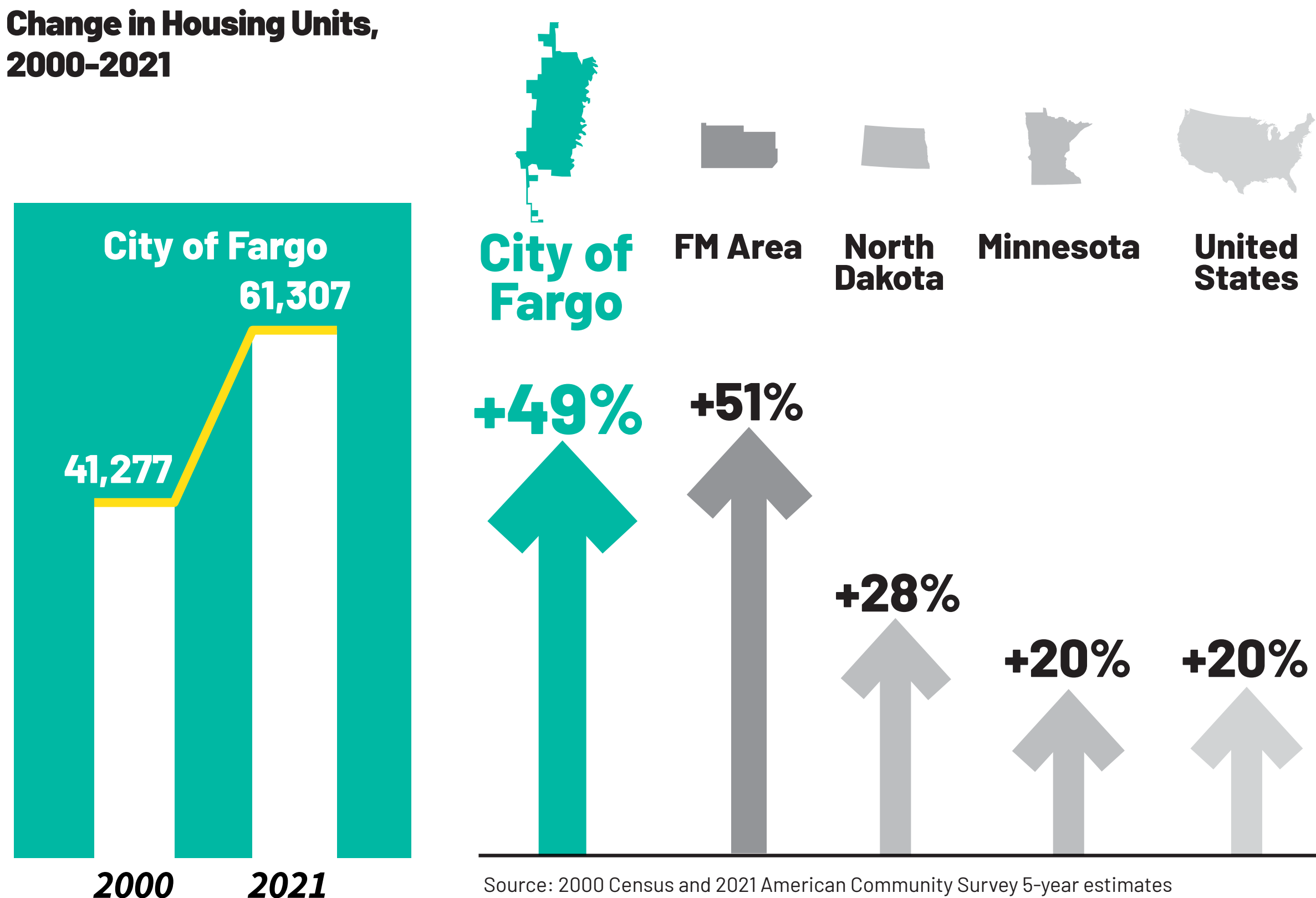
Fargo and its metropolitan area (Cass and Clay counties) have grown rapidly since 2000, especially when compared to the rest of the U.S., North Dakota, and Minnesota. The City of Fargo alone grew by over 16,000 households between 2000 and 2021.

At the same time, Fargo added just over 20,000 new housing units to accommodate household growth. By growing its housing supply by nearly 50% since 2000, Fargo achieved a growth rate that was 2.5x the national average.

Change in Total Households, 2000-2021



Change in Housing Units, 2000-2021



Jobs

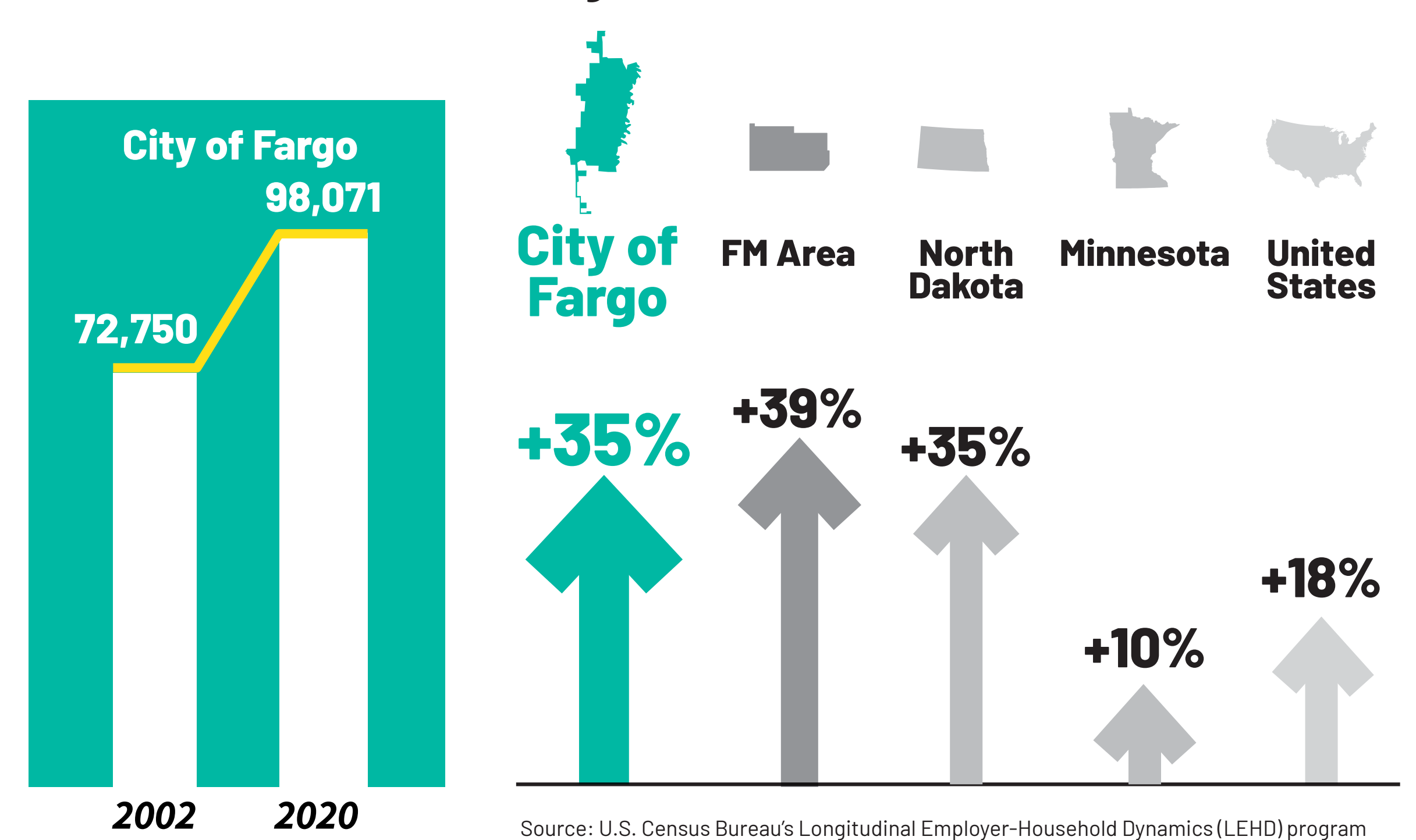


Rapid household growth has been driven, to a large degree, by rapid job growth that has helped to narrow local income gaps

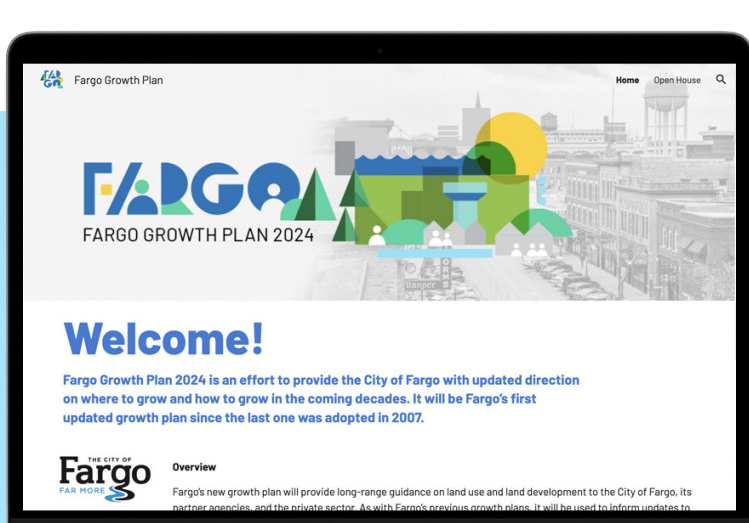
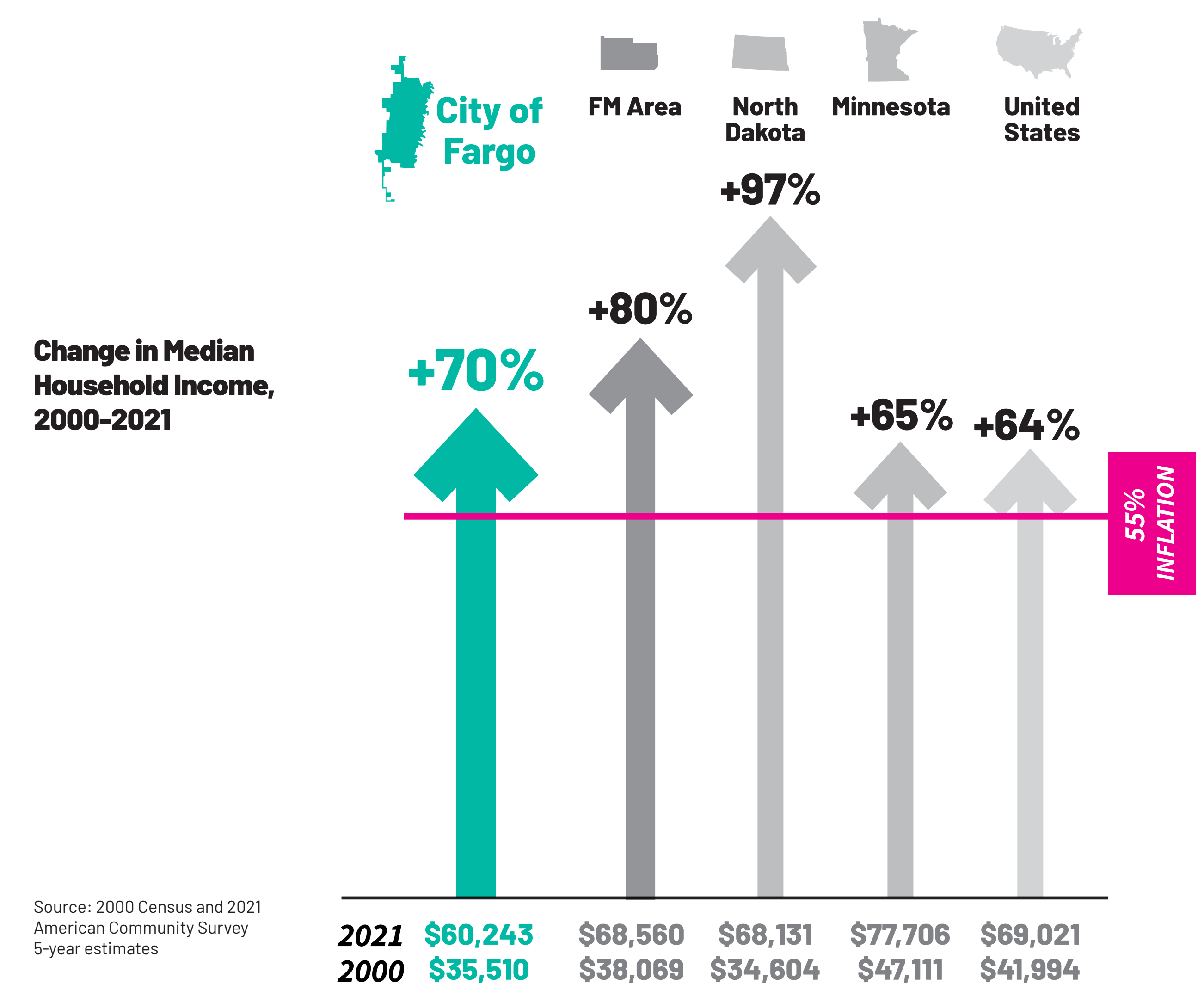
Fargo's rapid household growth has occurred alongside rates of job growth that far exceed the national average. Between 2002 and 2020, the number of jobs based in the city (full-time and part-time) grew by over 25,000.

As in the rest of North Dakota, job growth in Fargo and its metro area were part of an economic expansion that elevated household incomes to levels that more closely reflect national levels. Median household incomes in the city and metro area grew at a faster pace than they did nationally, helping to narrow the gap between regional and national incomes and boosting the spending power of the region's households.

Change in Total Jobs, 2002-2020



Change in Median Household Income, 2000-2021



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Fargo's growth has primarily taken form as new suburban development in the south and southwest, with some notable areas of urban reinvestment

A look at the pattern of new residential and commercial development for different periods since 2000 (see map below) clearly shows that the majority of new construction has occurred in the southern and southwestern sections of Fargo.

These patterns mirror Fargo's annexation efforts since 2000, which added a total of 7,716 acres to the city's land area and 5,995 of those acres are situated in Fargo's southern and southwestern sections.

On average, Fargo has added approximately two million square feet of new building footprint area (the area of a building's ground floor) annually since 2000.

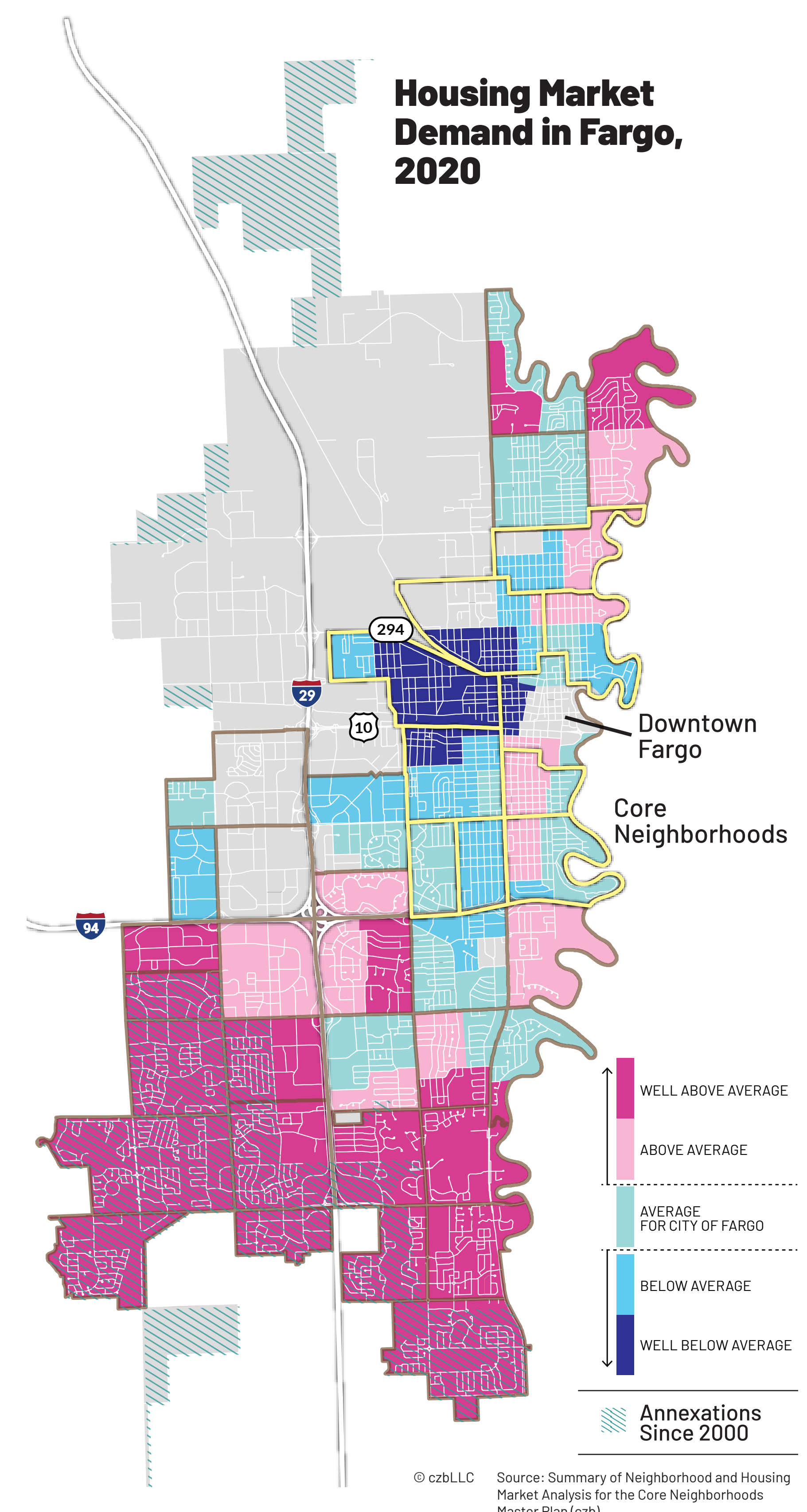
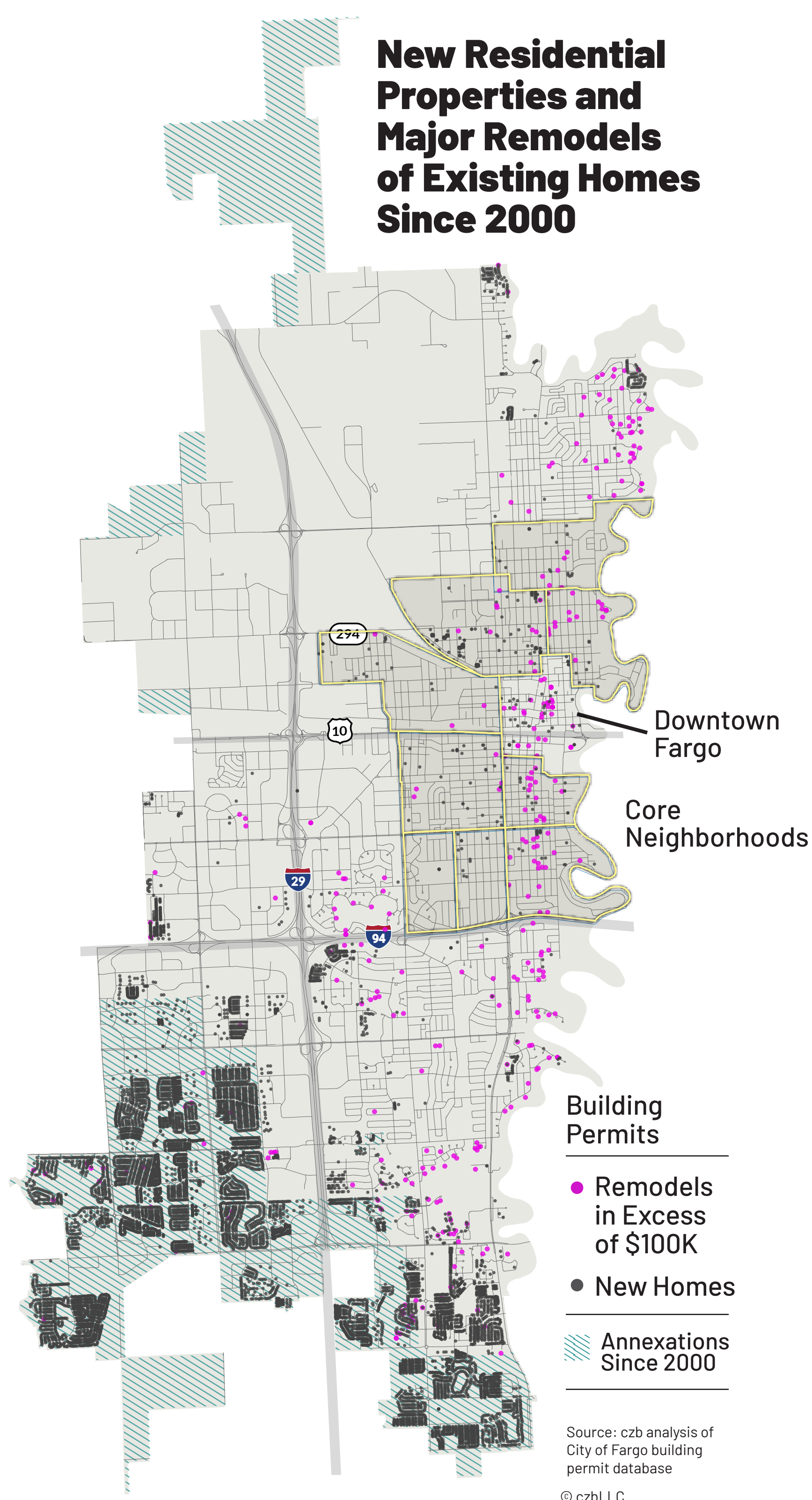
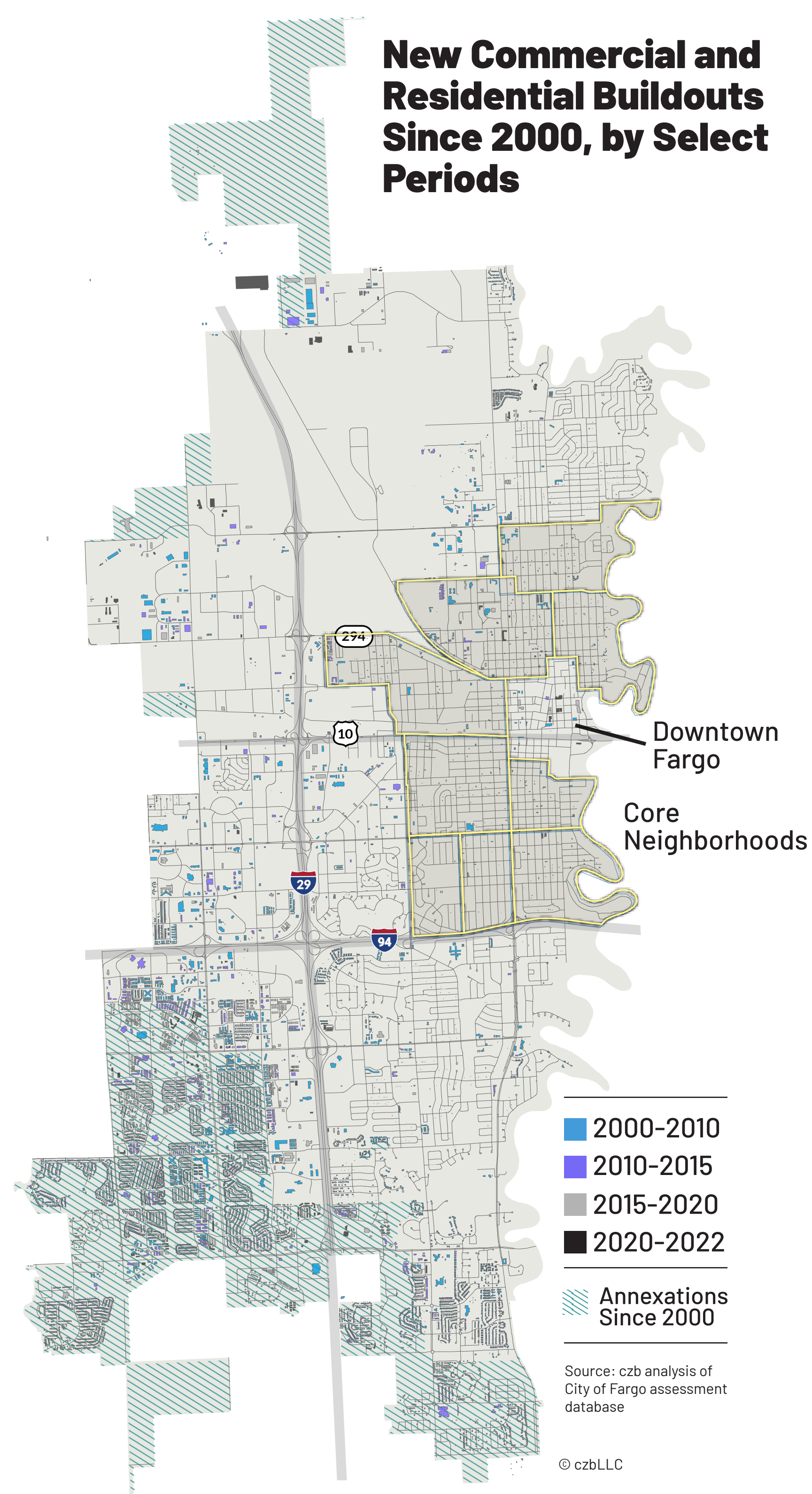
The map below illustrates the location of new residential development (dark dots) and residential reinvestments that include major remodels or upgrades valued at greater than \$100,000 (pink dots).

Similar to the Fargo Buildout map of all new residential and commercial development, new residential development is heavily concentrated in the southern and southwestern sections of Fargo.

By contrast, the pink dots showing major reinvestments in existing homes are much more evenly distributed throughout the city. It is noteworthy that almost a quarter of this investment (23%) occurred in Fargo's core neighborhoods.

A more comprehensive analysis of Fargo's housing market shows similar patterns. Levels of housing demand (as indicated by home prices, land values, owner-occupancy levels, and other factors) are strongest on the city's southern and northern edges. These strong areas are where private investment in housing occurs most readily, or where the private market displays a greater willingness to spend on housing.

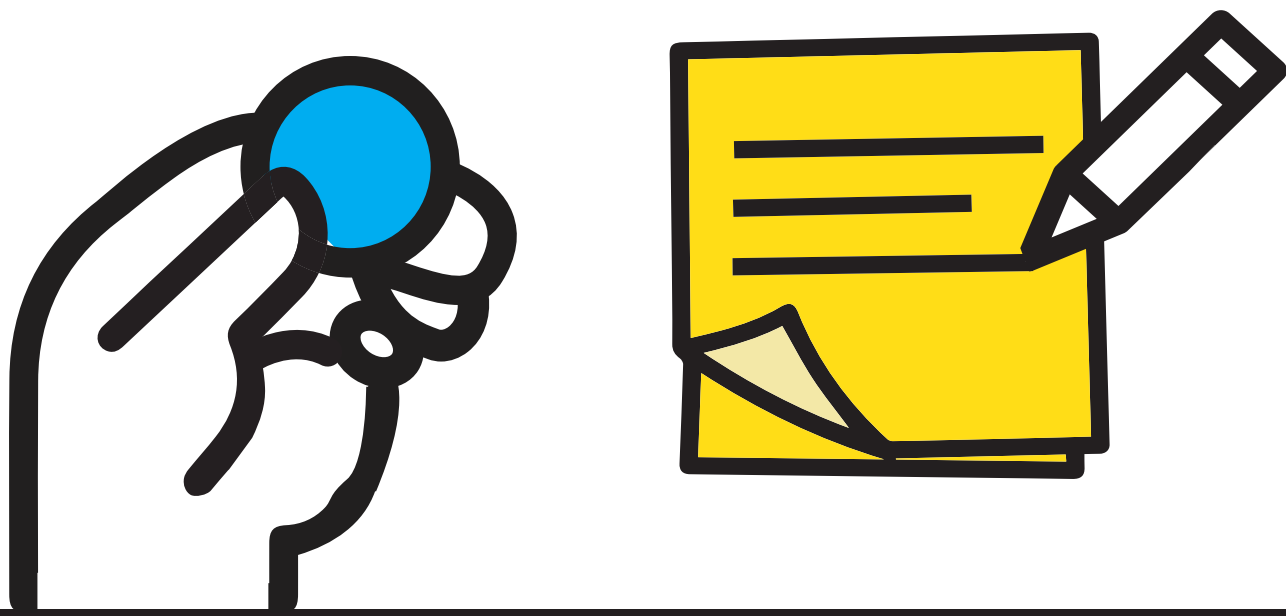
Some areas in the core neighborhoods also show relatively strong levels of demand, including parts of Hawthorne, Horace Mann, and Clara Barton. Much of the city's core, however, has below average levels of demand and many blocks that struggle with disinvestment to some degree.



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From your vantage point and experience in Fargo, how do you think Fargo has been growing?

Using your **blue dot**, identify the statement below that best describes your sense of how Fargo has been growing. Please explain why you feel that way on a Post-It note and place it below your selection.



Major course correction needed

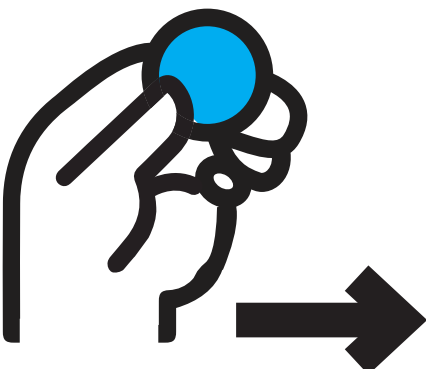
I don't like how Fargo has been growing and the impact that growth has been having on the community. Major changes are needed.

Some course corrections needed

While growth has brought some positive changes to the community, I have concerns about how Fargo has been growing and the impacts of growth on aspects of life here. We need to make some changes.

Satisfied with current course

Fargo has been dealing with growth about as smoothly as might be expected, and I think the results are mostly positive. Fargo is doing well on its current course and it should be maintained.



Place your **blue dots** here



Place your notes here

