
Roosevelt-NDSU

Neighborhood

Plan

Fargo Department of Planning and Development

June 2004

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Residents of the Roosevelt-NDSU Neighborhood

Adoption and Amendment

The Fargo **City Commission** adopted a resolution to approve the Roosevelt-NDSU Neighborhood Plan on _____, 2004. Said resolution can be found on the following pages.

The Fargo **Planning Commission** approved and recommended to the City Commission approval of the Roosevelt-NDSU Neighborhood Plan on _____, 2004.

The Fargo **Community Development Committee** approved and recommended to the City Commission approval of the Roosevelt-NDSU Neighborhood Plan on August 19, 2004.

[insert resolution here]

Executive Summary

The plan is organized to orient the reader with the concept of neighborhood planning, the Roosevelt-NDSU Neighborhood, and the results of the Roosevelt-NDSU neighborhood planning process.

The **Introduction** describes the rationale behind neighborhood planning in general and specifically in the City of Fargo, while also describing the neighborhood boundaries and the planning process used.

The **Background** section serves to familiarize the reader with the neighborhood by using Census demographics, land use information, and other locally relevant statistics.

The section entitled **Goals, Objectives and Strategies** is the heart of the document. The purpose of this section is to devise strategies for addressing the neighborhoods concerns, and set a foundation for future collaborative efforts between the public and private sectors. This portion of the document lays out the neighborhood strategy for the future from start to finish.

The final section, **Plan Recommendations**, places the proposed strategies in a general implementation framework, including both a timeline and identification of the organizations that are most likely to be responsible for implementation.

The residents of the Roosevelt-NDSU area have charted a path that will help them achieve their vision. The key ingredient for the successful reinvigoration and preservation of the neighborhood is leadership. Neighborhood residents and community leaders must work together toward the achievement of these goals.

- 1. Housing.**

Stabilize the neighborhood's housing stock.

- 2. Safety.**

Work together to make the neighborhood a safe place to live.

- 3. Quality of Life.**

Preserve the neighborhood's rich history and general quality of life.

Introduction

The purpose of a neighborhood plan is to bring the residents of an area together to talk about shared goals and concerns. The result of the process is a document that captures citizen priorities and links them to a specific set of actions, with the intent of achieving the goals outlined in the plan.

Why Plan?

Planning is often characterized as a "goal-directed problem-solving activity". People plan because they believe that their actions can and will affect their futures. It can be argued that neighborhood planning is one of the most important ways people can become involved in civic affairs. Neighborhood plans are focused on small geographic areas that define where we live and, consequently, address the issues that affect each of us most directly.

Anyone who is involved in a neighborhood planning process will be asked to think critically about his or her environment, discuss opportunities for improvement, work with neighbors and other local agencies to accomplish a defined set of goals, and, in general, be engaged in a rational process that can help determine what your neighborhood wants to be in the future and how it will get there.

In Fargo, the impetus for neighborhood planning comes from the City's Comprehensive Policy Plan, which was last revised in 1995.¹

Policy 217. Neighborhood Participation.

The City of Fargo should encourage citizen participation in the land use development and redevelopment process within their neighborhoods. More interaction is needed with citizens acting individually or as groups to identify the type of assistance the City should provide to neighborhoods.

¹ Comprehensive Policy Plan. City of Fargo Planning Commission, 1995.

Planning Process

While the strategic planning process used to develop this document is fairly standard, it is important to note that each neighborhood plan and planning process will be unique. Neighborhood plans apply the comprehensiveness of a community wide plan to a limited geographic area. This combination of a comprehensive evaluation coupled with a relatively small physical space generally produces a very useful and focused policy document. A truly successful neighborhood plan must be based on two things:

- What do people expect from their neighborhood?
- What are they willing to do for it?

A neighborhood plan can be easy to write, but if it is not specifically tailored to address the needs of the area's residents, it will not be a success. A neighborhood plan must realistically address people's expectations and level of commitment to action.

The City of Fargo's approach to neighborhood planning is to maximize citizen participation in the process by minimizing the number of meetings people are asked to attend. The Planning Department did not organize a formal steering committee of neighborhood residents to develop this plan. Instead, the Roosevelt-NDSU Neighborhood Planning process consisted of four public meetings supplemented by the collection of data by city staff.

Meeting 1, May 13:	Vision and Area Assessment
Meeting 2, May 27:	Community Ideas and Goal Setting
Meeting 3, June 10:	Taking Action: Strategies and Objectives
Meeting 4, June 24:	Implementation and the Final Plan

This is a rather condensed planning process but one that has proven successful in this and other neighborhoods. Close to 40 people attended the first meeting, with over 50 percent of that group in attendance at all of the public meetings.

The residents in the Roosevelt-NDSU neighborhood worked hard to develop this neighborhood plan. The discussions during plan development were passionate and well-reasoned; the group is confident that the resulting recommendations, if implemented, will greatly improve the neighborhood.

Upon adoption by the Fargo City Commission, implementation of the recommendations becomes the final and most crucial step in stabilizing the quality of life in the neighborhood. The main entity responsible for implementation of this plan is the group of neighborhood residents, as they will be the main champions of specific recommendations.

All City Departments and local government entities are encouraged to reference this document as they consider budgets and work to improve the overall quality of life in Fargo.

About the Roosevelt-NDSU Neighborhood

The Roosevelt-NDSU area is one of Fargo's oldest neighborhoods; the median construction date for a houses in the neighborhood is 1921. It is also one of the most diverse and tightly knit areas of Fargo.

The neighborhood elementary school takes its name from Theodore Roosevelt, a man known for resilience, and for boldly standing in the face of strife.

Today, the Roosevelt-NDSU neighborhood is presented with a number of unique opportunities. The opportunities are in the form of possible partnerships between the institutions in the neighborhood -- the neighbors, NDSU, businesses and various local government departments and personnel. The neighborhood is strengthened by many neighborhood residents who are strongly committed to improving the neighborhood and keeping it a decent and safe place to live. One of the neighborhood's main strengths is its strong interest in creating a neighborhood organization and neighborhood watch groups. Other strengths in the neighborhood include its families, the continued availability of affordable housing, rich diversity, proximity to downtown Fargo and historical heritage.

The neighborhood is also facing some significant challenges. Over the years, the growth of North Dakota State University has driven the conversion of owner-occupied housing units into rental properties. Enrollment at NDSU has increased from 9,541 students in the 1993-94 academic year to 11,623 students in the 2003-04 year. While on campus housing options have increased along with student enrollments, the sheer volume of people associated with a 22 percent increase in student population results in greater pressure for off-campus housing.² This has left the area with concerns about housing issues, traffic, parking, safety, aesthetic appearance and neighborhood quality of life.

In addition, there are security concerns that are often related to uneasiness about excessive alcohol consumption around the campus. The result is a threatened sense of stability in the Roosevelt-NDSU neighborhood.

These issues, combined with an older housing stock, an increase in the number of rental properties, and some concerns about crime and drug activity in the neighborhood led to the initiation of this neighborhood planning process.

Neighborhood Organizations

The Roosevelt Parent-Teacher Association is active in maintaining the school's status as an asset to families in the neighborhood. While there is definite a sense of community in the neighborhood, there is not a neighborhood association in place at this time. There are a number of Community Watch Block groups (thirteen) in the neighborhood.

² In 1993-94, 26% of NDSU's student body lived in on-campus/university housing. In 2003-04 that number was 25%. During the same time period, there were approximately 6,500 new rental units built throughout the city of Fargo.

Population

The Roosevelt/NDSU neighborhood encompasses roughly 60 square blocks and is home to more than 5,400 people. This represents about 6 percent of the estimated City population of 90,787³.

This neighborhood has many unique demographic characteristics when compared to the rest of the community.

- Racial diversity in the Roosevelt-NDSU neighborhood is roughly the same as the City as a whole – 7 percent of area residents (and Fargo residents) can be classified as “non-white”.⁴
- Age of residents is vastly different in the neighborhood than citywide. 45 percent of neighborhood residents are between the ages of 18-24 (rough proxy for “college age”); citywide 19 percent of residents fall into this age category.
- Fourteen percent of households in the neighborhood are home to at least one child under age 18. Citywide, 27 percent of households have a child in this age range. It follows that there are relatively fewer school age kids living in this neighborhood than in other areas. Eight percent of neighborhood residents are school age kids (age 5-17) whereas 15 percent of city residents are age 5-17.
- In keeping with Roosevelt’s status as a “young” neighborhood, only 7 percent of residents in the area are over age 55; 16 percent of Fargo residents fall into that category.

	Roosevelt / NDSU	City
Population	5,419	90,787
# Households	2,556	41,277
Average Persons per Household	2.1	2.2
# Families	778	21,006
% Female	45%	50%
% Non-white	7%	7%
Age		
<5 years	4%	6%
5-17 years	8%	16%
18-24 years	45%	19%
25-34 years	19%	17%
35-54 years	17%	27%
55-64 years	3%	6%
65+ years	5%	10%
Households with children <18 yrs old	14%	27%
Education		
<High School Ed	12%	9%
Bachelor Degree+	31%	34%
Lived in same house 5 yrs ago (1995-00)	25%	56%
Born out of ND	43%	41%
Born out of Midwest	11%	17%

Income and Employment

Because the large concentration of college students makes Roosevelt/NDSU is a relatively unique area citywide, it is difficult to gain a true assessment of income and employment information for the neighborhood.

In 1999 the median household income in Roosevelt-NDSU area census boundaries ranged from \$18,000-24,000 per year; the City’s median household income was \$35,510. Fifty percent of neighborhood’s residents reported that they earned an income between \$10,000 and 29,999 in 1999, which is significantly higher than the citywide rate of 32 percent.

³ The source for all the demographic data presented in this document is the 2000 Census of Population and Housing, U.S. Census Bureau. Any reference to data from “2000” throughout this document can be attributed to the Census. Roosevelt-NDSU demographics are approximated by using the boundaries of the Census Tract 5, block groups 4, 5 and 6, and Census Tract 4, block group 2. See boundary map in Appendix B.

⁴ “Non-white” includes the following Census categories on race: Black or African American, Asian, American Indian or Alaska Native, Some other race, two or more races.

⁵ The poverty threshold in 1999 for a family of four was \$17,029 as established by the U.S. Department of Health and Human Services (<http://www.census.gov/hhes/poverty/threshld/thresh99.html>), last revised August 2002. Poverty status is determined by adjusting total family income by family size.

In addition, 25 percent of households in the neighborhood had incomes below the poverty level 1999.⁶ Similar statistics for the City as a whole indicate a citywide poverty rate just under 12 percent. This in particular should be read with a degree of caution however. It is likely that a large portion of this group consists of college age students. Just over 8 percent of the persons in poverty in the neighborhood are under age 17 or over age 65; citywide, 28 percent of persons in poverty are in these high-risk age categories. While college student incomes are admittedly low, their status is often assumed to be temporary and as such, should not typically be considered part of an impoverished class.

Employment statistics also must be interpreted with care in this neighborhood. In 2000, the unemployment rate in the Roosevelt-NDSU neighborhood was 7 percent, compared to 3 percent citywide. But the percent of people over age 16 working a full time job was 60 percent for both this neighborhood and the city. Another 30 percent reported working a part-time job (22 percent for Fargo), and only 10 percent of neighborhood residents reported not working at all during the previous year (18 percent citywide). These statistics again appear to be influenced by many residents' status as students; the numbers are indicative of the relatively sporadic employment patterns typical of college age students.

The following table compares the neighborhood and the city in terms of the industries/sectors where people work. Overall, work patterns are very similar. The highest concentration of jobs in both the city and in this neighborhood is in Retail trade at 15 and 14 percent respectively. Retail is followed by Health care and Educational services, as well as entertainment related services.

Employment by Industry	Roosevelt	City
Agriculture	2%	1%
Construction	7%	6%
Manufacturing	8%	8%
Wholesale Trade	4%	5%
Retail Trade	14%	15%
Transportation and Warehousing	5%	4%
Information	1%	3%
Finance, Insurance and Real Estate	6%	9%
Professional, Scientific, Management	8%	6%
Administrative & Support	5%	3%
Educational Services	11%	10%
Health care and Social assistance	11%	14%
Arts, Entertainment, Recreation, Accommodation and Food services	12%	10%
Other services	4%	5%
Public Administration	2%	3%

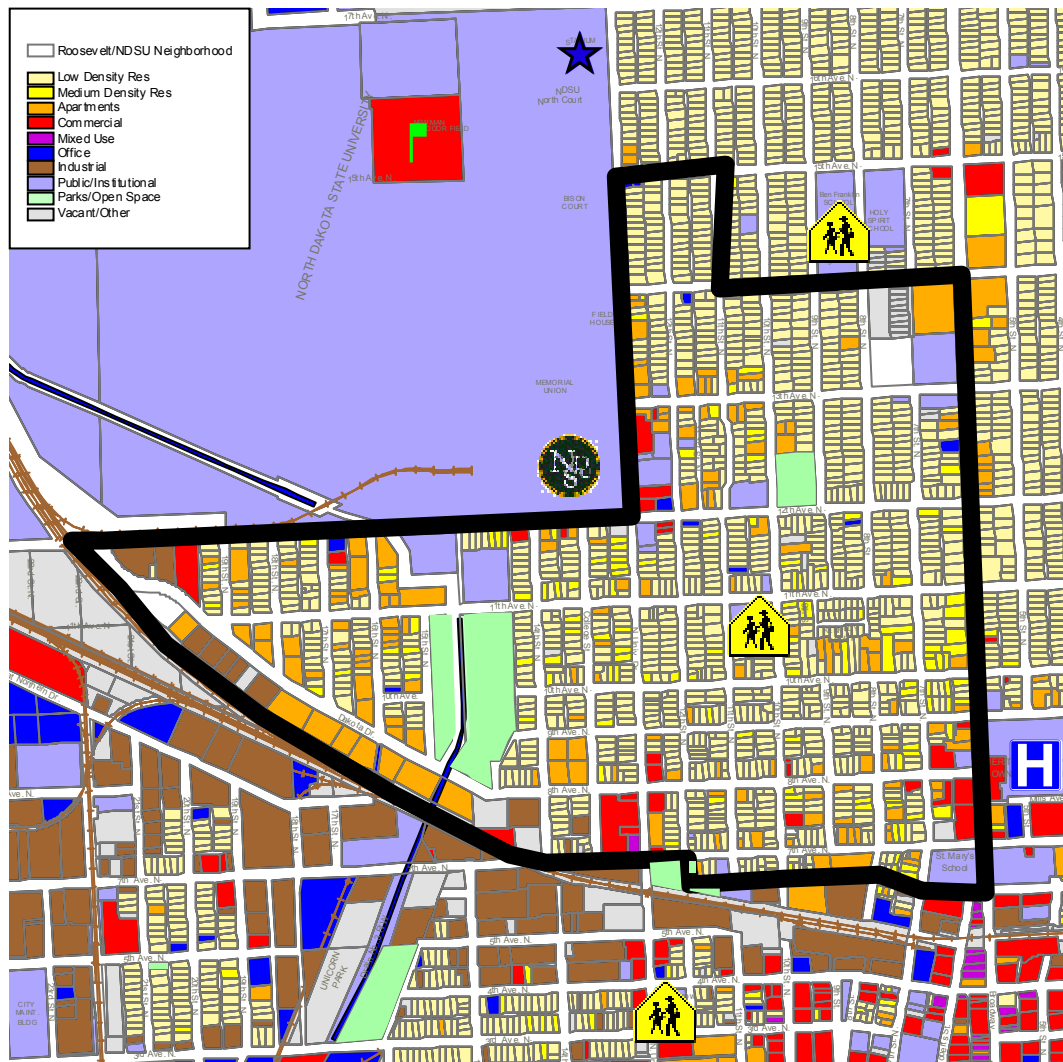
Source: 2000 Census

Use of Space

The Roosevelt-NDSU neighborhood is a residential neighborhood that is bordered by NDSU and industrial uses to the north and west and Meritcare Hospital and the commercial/residential properties of downtown Fargo to the southeast. At the heart of the neighborhood is Roosevelt Elementary School.

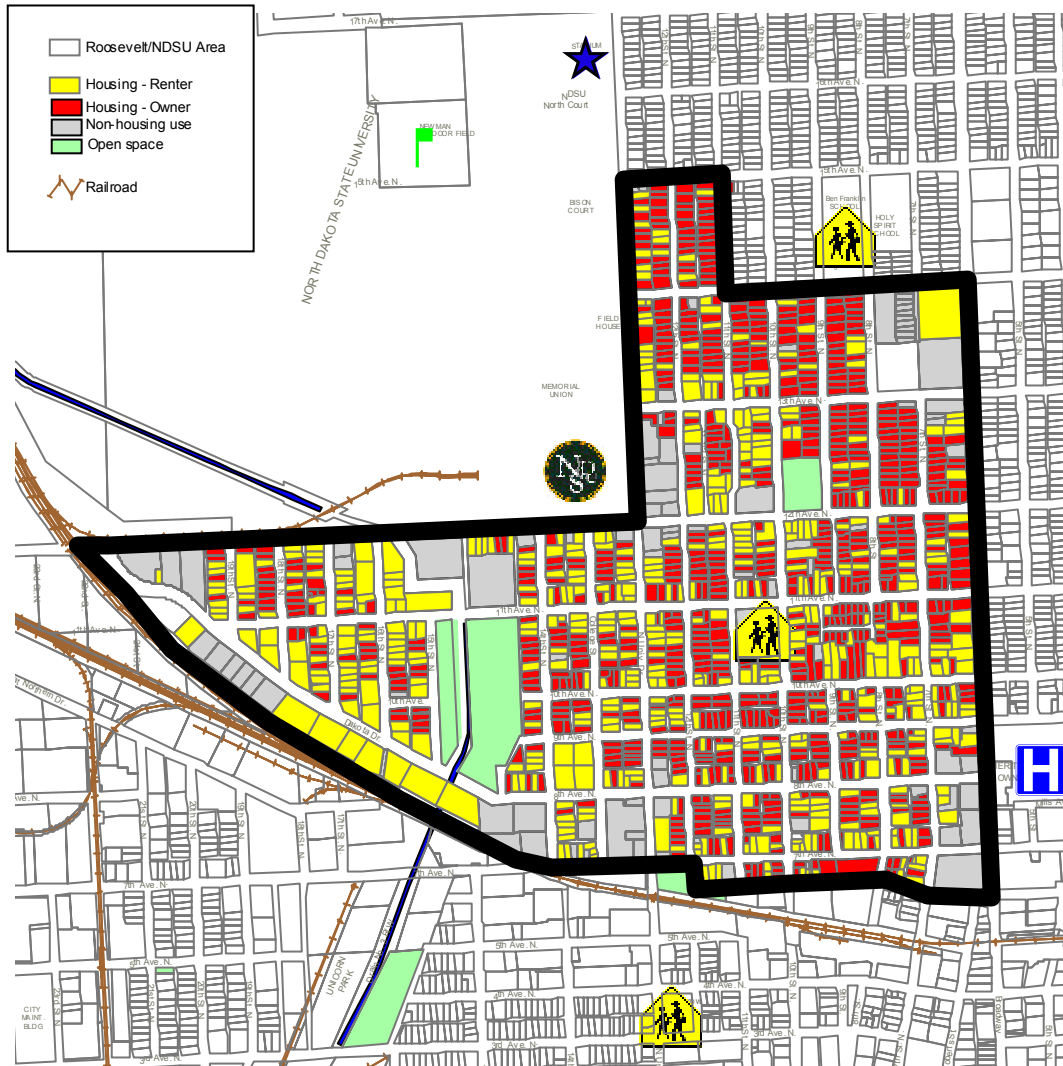
There are approximately 2,900 housing units in the neighborhood, with 73 percent renter-occupied and 27 percent owner-occupied.

Commercial properties dot the major corridors that run through the neighborhood. These include 10th Street, University Drive, 7th Avenue and 12th Avenue North. Industrial land uses are concentrated around the railroad tracks that border the neighborhood on the south/southwest.



Housing and Homeownership

Roosevelt is an affordable neighborhood, which makes it an attractive place to live (and to buy property). The 2004 median value of an owner-occupied home in the neighborhood was \$85,100. The City's median value was \$115,000. 71 percent of the residential parcels in the Roosevelt-NDSU neighborhood were built before 1940, and the median age of housing is 1921. Only 27 percent of the Roosevelt/NDSU neighborhood's housing units are owner-occupied. This percentage compares to a 47 percent homeownership rate in the City in 2000.



This pattern of ownership has been relatively consistent over time. Between 1990 and 2000 the “rental rate” in the neighborhood increased by 2 percent (from 71 to 73 percent). Fargo has historically been a community with high rental rates, being the primary source of rental units in the metropolitan market (citywide, just over half of the housing units are renter-occupied (53 percent)). However, the concentration of rental property in the Roosevelt neighborhood is higher than in most areas of the city.

In addition, the form of rental property is different in Roosevelt than in the City as a whole. 11 percent of neighborhood rentals are in single unit detached homes – citywide only 6 percent of rentals are in this type of housing unit. Much more typical citywide is to have traditional multi-family development with 20 or more units per building – 50 percent of Fargo rental units are in buildings of this type whereas only 15 percent of Roosevelt rentals are in this category.⁸

The following table shows a breakdown of the percentage of housing units by type of structure in both the neighborhood and the city as a whole. There are fewer housing units in “large” structures in the Roosevelt neighborhood than in Fargo – only 10 percent of all housing units in the Roosevelt neighborhood are in 20+ unit structures whereas 30 percent of Fargo’s housing units are in structures of this type. Likewise, 44 percent of Roosevelt neighborhood units are in 2-4 unit buildings – citywide only 19 percent of all units are found in structures of this type.

This distribution of units by type of structure helps to explain some of the housing “pressure” perceived by neighborhood residents – a higher percentage of properties that are typically “owner occupied” are used as rental property in this neighborhood.

% of total housing units by type of building

# units per building	Roosevelt/NDSU neighborhood	City of Fargo
1 unit detached	32%	38%
2 unit	11%	8%
3-4 unit	15%	4%
5-9 unit	18%	7%
10-19 units	13%	11%
20+ units	10%	30%

2000 Census, H30 (Units in structure)

⁸ 2000 Census, H32 – Tenure by units in structure.

Crime statistics

Crime in Fargo is relatively low. In fact, it is the lack of violent crime that often helps Fargo earn a high ranking when national research projects determine quality of life ratings. Statistics indicate that the Roosevelt-NDSU area does not bear more than its proportionate share of the City's crimes. Approximately 6 percent of the city's population lives in the Roosevelt/NDSU neighborhood and about 7 percent of total crimes committed in the City occur within this boundary. The following table breaks down several specific categories, relating complaints taken in the subject neighborhood to reports taken throughout the community.

	Roosevelt/NDSU	City of Fargo	% of total incidents occurring in Roosevelt /NDSU area
Burglaries	28	372	7.5%
Vehicle Related	118	1,645	7.2%
Assaults	16	408	3.9%
Minor in Possession	73	502	14.5%
Criminal Mischief	143	1,604	8.9%
Loud Parties	9	31	29.0%

Source: Fargo Police Department, May 2004

Schools and the Neighborhood

This neighborhood has a strong educational connection. Ben Franklin Junior High School and Holy Spirit Catholic School adjoin the Roosevelt-NDSU neighborhood on the north. Fargo North High School is just three blocks north of the neighborhood boundary and Woodrow Wilson alternative high school is approximately 3 blocks south of the neighborhood.

Roosevelt Elementary School is the center of this neighborhood. The School was built in 1920 and educates students in kindergarten through sixth grade. Enrollment has been relatively steady over time, with the last five years showing enrollments ranging from a low of 249 students in 1999 to 310 students in 2002.

	Oct 1998	Nov 1999	Nov 2000	Nov 2001	Nov 2002	Nov 2003	May 2004
Kindergarten	33	30	44	46	40	47	40
1 st grade	39	32	43	48	51	42	41
2 nd grade	43	35	46	39	47	45	46
3 rd grade	42	38	41	41	42	44	40
4 th grade	46	37	45	47	42	33	37
5 th grade	42	44	37	44	47	40	42
6 th grade	43	33	45	34	41	44	42
Total	288	249	301	299	310	295	288

Source: Fargo Public School District, 2004

Goals, Objectives and Strategies for Action

Strategic planning is a problem-solving approach that divides a large complex topic into manageable parts: goals, objectives and strategies. This organization of ideas allows the implementers of the plan to measure their progress on the way to achieving the ultimate goal – which is characterized by the vision statement.

The plan outlines three goals that are designed to help achieve the vision for this neighborhood. All of the goals focus, in some way or another, on the costs and benefits of living in an established neighborhood. Objectives are used to further define the goals; action statements help define the path that must be taken to make the goals and objectives a reality.

The input provided by the participants of this process focused around a set of common themes from the very beginning. These issues guided the development of a “vision” statement for the Roosevelt-NDSU neighborhood.

VISION

The **Roosevelt-NDSU neighborhood** is a place where the past, present and future come together in a diverse and vibrant environment that is attractive to both homeowners and to students because it is safe, clean, alive and unique.

GOAL 1: Housing

Stabilize the neighborhood's housing stock

Among the challenges facing the neighborhood, housing issues, parking, student/non-student relations and the aesthetic appearance of the area are primary.

More than half of the housing stock was built in the 1920's or before. Some of the housing has not been well-maintained over the years and has become dilapidated and rundown. Many houses have been converted to single or multiple unit rental structures. This change has introduced new issues into the neighborhood. Because renters are often more transient than owner-occupants, the increased number of rental units has challenged the neighborhood's sense of stability. The first goal in the Roosevelt/NDSU neighborhood plan addresses housing – rental issues, rehab, parking and general policies.

Housing Objective A: Rental Housing. Promote improved landlord and tenant behaviors



1. Work with NDSU to initiate enhanced “civics education” for students, specifically concerning off-campus living and respect for property
 - a. Work to establish a “neighborhood” section in the NDSU *Spectrum* newspaper
 - b. Get involved in freshman orientation at NDSU
 - c. Work with the NDSU Housing office to provide all students with information on off-campus/community living (consider developing web-based information on off-campus/community life)
2. Continue aggressive rental property inspections in Roosevelt/NDSU neighborhood, mirroring the strictness of the Moorhead inspections program
3. Explore options that would require landlords to participate in the Safe Housing program. Include provisions for tenant education requirement for student renters

Housing Objective B: Rehabilitation. Facilitate the maintenance and rehabilitation of existing housing units



1. Clarify and strengthen building codes for exterior maintenance of homes – both owner and renter occupied
2. Improve maintenance of buildings that line “gateways” to the neighborhood
3. Address the appropriateness of code requirements related to accessory buildings and exterior improvements (i.e., garages, sheds, driveways, fences)
4. Continue efforts to develop, expand, and market incentive programs that encourage homeowners to invest in their properties

Housing Objective C: Parking. Address parking concerns associated with neighborhood housing



1. Develop an NDSU/Roosevelt neighborhood parking plan
2. Publicize and enforce standardized rules for parking in alleys, on streets, and in yards
3. Determine impact on-street parking has on adequacy of sight lines at intersections and driveway access points and pursue changes in signage/markings as required
4. Work to promote multi-modal transportation alternatives for students (transit, biking, walking, et al.)

Housing Objective D: Policies. Develop planning policies that encourage a balanced mix of quality housing



1. Discourage the legal conversion of single unit homes to multiple unit properties, as per both zoning and building codes
2. Evaluate effectiveness/appropriateness of zoning requirements related to multi-unit housing (parking, definition of household, building codes)
3. Actively identify problem properties in the neighborhood and work to eliminate them from the area
4. Identify ways to moderate the “investor” pressure on neighborhood owner-occupied homes, including policies that will address appropriate redevelopment of property for the creation of new housing. Appropriate redevelopment might increase density and help to alleviate pressure from the supply side of the equation.

Goal 2: Safety

Work together to make the neighborhood a safe place to live.

The Roosevelt-NDSU neighborhood is confronted with unique issues in the City due to its location between NDSU and downtown Fargo. Throughout the neighborhood planning process, residents commented about measures that need to be taken to improve safety. These include reducing traffic speeds, improving safety at intersections and enhancing street and pedestrian level lighting. In addition, it is no secret that many college students have their first experiences as independent members of the community when they start school. Sometimes, the newfound freedoms of adulthood and independent living result in unacceptable behaviors, including inappropriate use of alcohol and criminal mischief in the neighborhoods that they call home. The second goal highlights a myriad of ways the neighborhood can partner with others in the community to make the area a safer place to live.

Safety Objective A: Traffic. Emphasize transportation safety for both pedestrians and motorists



1. Initiate a neighborhood wide analysis of traffic calming/control measures to better control speeding on residential streets
2. Encourage continued maintenance of sidewalks and overall walkability of neighborhood
3. Monitor traffic safety around the school, especially on 11th Street
4. Create a plan to address speeding/traffic concerns at the intersection of 8th Avenue and University Drive and throughout the neighborhood
5. Continue to stay involved in the 12th Avenue corridor improvement/change process

Safety Objective B: Crime. Work with local law enforcement to address crime issues



1. Install more pedestrian-scale street lighting in dark areas of the neighborhood, both as a means of crime prevention and to make the area more pedestrian friendly
2. Address vandalism problems that affect the neighborhood
3. Work with local law enforcement to learn how the neighborhood can become an effective crime prevention partner (ex. meth, speeding)
4. Increase the number of neighborhood watch groups active in the Roosevelt/NDSU neighborhood
5. Participate in community wide efforts to increase non-alcohol related opportunities for college age students in the metro area

Goal 3: Quality of Life

Preserve the neighborhood's rich history and general quality of life.

The Roosevelt/NDSU neighborhood is a good place to live – that was the consensus of the residents that participated in the neighborhood planning process. The residents in this area care about the future of this historic neighborhood and want to take actions that reinforce the positive aspects of neighborhood life while moderating some of the things that have a negative affect on livability. The third goal is to preserve the neighborhood's rich history and general quality of life by organizing, working with institutional neighbors, enhancing open spaces, and paying attention to livability issues.

Quality of Life Objective A: Neighborhood Organization. Support the establishment of a successful neighborhood association



1. Organize a Roosevelt Neighborhood Association
2. Establish a neighborhood newsletter and/or method(s) of communicating information within the neighborhood
3. Promote the creation of Community Watch or smaller block groups to supplement the work of the larger association
4. Get involved with the legislative process for the purpose of increasing NDSU parking options
5. Recognize the collective power of an organization to possibly influence landlord practices (include media relations where appropriate)
6. Figure out ways to publicize and enforce “good neighbor” rules
7. Organize neighborhood clean-up activities that utilize student volunteers - lawn care, raking, painting, etc. (service learning opportunities)
8. Create a housing resources page on the city's neighborhood web site
9. Encourage the city to continue to support the formation and effectiveness of neighborhood organizations throughout the community (include cross-neighborhood collaboration)

Quality of Life Objective B: Institutions. Develop positive, ongoing relationships with institutional neighbors



1. Establish ongoing communication between NDSU, the City and the Roosevelt neighborhood
2. Communicate with Fargo Public Schools about the impact junior and senior high students have on the neighborhood (parking, littering, speeding) and find ways to address issues as needed
3. Actively communicate with places of worship in the neighborhood and with MeritCare Hospital
4. Develop ideas for neighborhood-based service learning and/or community service projects in partnership with institutional neighbors

Quality of Life Objective C: Parks and Natural Areas. Increase the attractiveness and functionality of neighborhood green spaces



1. Pursue the idea of locating a north side “dog park” in the neighborhood (consider Johnson Park)
2. Enhance usability and appearance of the Roosevelt park
 - a. Install benches and perhaps additional lights to increase pedestrian use of the park
 - b. Find ways to utilize the warming house throughout the year
 - c. Maximize use of ice sheet by ensuring lights are on at night
 - d. Install a landscape buffer on the 10th Street side of the park
3. Maintain strong public policies regarding tree replacement

Quality of Life Objective D: Livability. Support the overall livability of the neighborhood



1. Support the maintenance of the Roosevelt Elementary School as a neighborhood anchor and asset
2. Encourage and nurture high quality, small, unique neighborhood commercial ventures along the neighborhood’s gateway corridors
3. Work with the city to address dog noise and issues related to pet clean-up
4. Study noise issues that affect the neighborhood, including railroad, airport, and traffic noise.
5. Support efforts to establish a railroad quiet zone, bringing to the discussion the possibility of including the two crossings located in the Roosevelt/NDSU neighborhood
6. Help interested homeowners through the alley paving process

Plan Recommendations

The recommendations outlined in this plan are advisory to the City's decision-making bodies. While the policy guidance is clear, the actual implementation of this plan will be driven by the allocation of staff and/or resources to the development of specific items. Many of the recommendations listed below will require further study and additional public comment. The suggested timeline organizes strategies into short-term, mid-term and long-term recommendations. It also identifies the most logical lead and support agencies for successful implementation of the idea. See Appendix A for a breakdown of Recommendations by Agency.

Key to Agency Abbreviations

DPD	Department of Planning and Development	BI	Building Inspections
NO	Neighborhood Organization	CC	City Commission
ED	Engineering Department	FSB	Fargo School Board
PD	Fargo Police Department	FPB	Fargo Park Board
HRA	Fargo Housing & Redevelopment Authority	FD	Forestry Department
SWD	Solid Waste Department	ROOS	Roosevelt School
NDSU	North Dakota State University	FFD	Fargo Fire Department

Areas of Ongoing Focus

Strategy		Lead Responsibility	Support Responsibility
H-A-2	Continue aggressive rental property inspections in Roosevelt/NDSU neighborhood, mirroring the strictness of the Moorhead inspections program	BI	DPD
H-B-4	Continue efforts to develop, expand and market incentive programs that encourage homeowners to invest in their properties	DPD	NO
S-A-2	Encourage continued maintenance of sidewalks and overall walkability of neighborhood	ED	NO
Q-C-4	Maintain strong policies regarding tree replacement	FD	NO
Q-D-1	Support the maintenance of the Roosevelt Elementary School as a neighborhood anchor and asset	NO	FSB, DPD
Q-D-6	Help interested homeowners through the alley paving process	NO	DPD

Short-Term Recommendations: 2004-2005

Strategy		Lead Responsibility	Support Responsibility
H-B-2	Improve maintenance of buildings that line "gateways" to the neighborhood	NO	BI, DPD
H-B-3	Address appropriateness of code requirements related to accessory buildings and exterior improvements (i.e., garages, sheds, driveways, fences)	DPD	BI, NO

Strategy		Lead Responsibility	Support Responsibility
H-C-2	Publicize and enforce standardized rules for parking in alleys, on streets, and in yards	PD	BI, DPD, NO
H-C-3	Determine impact on-street parking has on adequacy of sight lines at intersections and driveway access points and pursue changes in signage/markings as required	ED	DPD
H-D-1	Discourage the legal conversion of single unit homes to multiple unit properties, encompassing both zoning and building codes	BI	DPD
H-D-2	Evaluate zoning requirements related to multi-unit housing (parking, definition of household, building codes)	DPD	BI
H-D-3	Actively identify problem properties in the neighborhood and work to eliminate them from the area	NO	BI, FFD, PD, DPD
S-A-1	Initiate a neighborhood wide analysis of traffic calming/control measures to better control speeding on residential streets	ED	DPD
S-A-3	Monitor traffic safety around the school, especially on 11 th Street	PD	ROOS
S-A-4	Create a plan to address speeding/traffic concerns at the intersection of 8 th Avenue and University Drive and throughout the neighborhood	PD	NO, ED, DPD
S-B-2	Address vandalism problems that affect the neighborhood	PD	NO
S-B-3	Work with local law enforcement to learn how the neighborhood can become an effective crime prevention partner	NO	PD
Q-A-1	Organize a Roosevelt Neighborhood Association	NO	DPD
Q-A-2	Work to establish a neighborhood newsletter	NO	DPD
Q-A-4	Promote the creation of Community Watch or smaller block groups to supplement the work of the larger association	NO	PD
Q-A-6	Figure out ways to publicize and enforce "good neighbor" rules	DPD	NO
Q-A-7	Organize neighborhood clean-up activities that utilize student volunteers - lawn care, raking, painting, etc. (service learning opportunities)	NO	NDSU
Q-A-8	Create a housing resources page on the city's neighborhood web site	DPD	
Q-A-9	Encourage the city to continue to support the formation and effectiveness of neighborhood organizations throughout the community (include cross-neighborhood collaboration)	NO	DPD
Q-B-1	Establish ongoing communication between NDSU, the City and the Roosevelt neighborhood	NO	DPD, NSDU
Q-B-2	Communicate with Fargo Public Schools about impact junior and senior high students have on the neighborhood (parking, littering, speeding) and find ways to address issues as needed	NO	FSB, PD
Q-B-3	Actively communicate with Meritcare Hospital and places of worship located in the neighborhood	NO	
Q-C-2	Enhance usability and appearance of the Roosevelt park - Install benches and perhaps lights for pedestrian use, Find ways to utilize the warming house throughout the year, and maximize use of ice sheet by ensuring lights are on at night and Install a landscape buffer on the 10 th Street side of the park	FPB	NO
Q-D-3	Work with the city to address dog noise and pet clean-up issues	NO	PD
Q-D-5	Support efforts to establish a railroad quiet zone, bringing to the discussion the possibility of including crossings in the Roosevelt/NDSU neighborhood	DPD	NO, ED

Mid-Term Recommendations: 2005 - 2007

Strategy	Lead Responsibility	Support Responsibility	
H-A-2	Work with NDSU to initiate enhanced "civics education" for students, specifically concerning off-campus living and respect for property	NDSU	NO, DPD
H-A-3	Explore options that would require landlords to participate in the Safe Housing program. Include provisions for tenant education requirement for student renters.	NO	PD, DPD
H-B-1	Clarify and strengthen building codes for exterior maintenance of homes – both owner and renter occupied	BI	DPD, NO
H-C-1	Develop an NDSU/Roosevelt neighborhood parking plan	NDSU	NO, DPD, ED, PD
H-C-4	Work to promote multi-modal transportation alternatives for students (transit, biking, walking, etc)	NDSU	DPD
H-D-4	Identify ways to moderate the "investor" pressure on neighborhood owner-occupied homes, including policies that will address appropriate redevelopment of property for the creation of new housing.	DPD	NO
S-B-1	Install more pedestrian-scale street lighting in dark areas of the neighborhood, –both as a means of crime prevention and to make the area more pedestrian friendly	NO	ED, DPD, PD
S-B-5	Participate in community wide efforts to increase non-alcohol related opportunities for college age students in the metro area	NDSU	NO
Q-A-5	Recognize the collective power of an organization to influence landlord practices	NO	PD, DPD
Q-B-5	Develop ideas for neighborhood-based service learning and/or community service projects in partnership with institutional neighbors	NO	
Q-C-1	Pursue the idea of locating a north side "dog park" in the neighborhood (consider Johnson Park)	NO	FPB
Q-D-2	Encourage and nurture high quality, small, unique neighborhood commercial ventures along the neighborhood's gateway corridors	DPD	NO
Q-D-4	Study noise issues that affect the neighborhood, including railroad, airport, and traffic noise.	DPD	ED

Long-Term Recommendations: 2007-2012

Strategy	Lead Responsibility	Support Responsibility	
S-A-5	Continue to stay involved in the 12 th Avenue corridor improvement/change process	NO	ED, DPD
Q-A-3	Get involved with the legislative process for the purpose of increasing NDSU parking options	NDSU	NO

APPENDIX A: Recommendations by Agency

The following tables list this plan's recommendations by agency of lead responsibility (noted in the third column of each table; the fourth column lists agencies with "supporting responsibility"). There are three types of recommendation: short-term, mid-term, and long-term. A label in the first column identifies each recommendation. The labels for the *ongoing* items are italicized, short-term recommendations are in a regular font, mid-term recommendations are shaded in gray, and the labels for the **long term** recommendations are printed in bold type.

Key to Agency Abbreviations

DPD	Department of Planning and Development	BI	Building Inspections
NO	Neighborhood Organization	CC	City Commission
ED	Engineering Department	FSB	Fargo School Board
PD	Fargo Police Department	FPB	Fargo Park Board
NDSU	North Dakota State University	FD	Forestry Department
FFD	Fargo Fire Department		

Building Inspections		Support Responsibility
<i>H-A-2</i>	Continue aggressive rental property inspections in Roosevelt/NDSU neighborhood, mirroring the strictness of the Moorhead inspections program	DPD
H-D-1	Discourage the legal conversion of single unit homes to multiple unit properties, encompassing both zoning and building codes	DPD
H-B-2	Improve maintenance of buildings that line "gateways" to the neighborhood	DPD, NO
H-B-1	Clarify and strengthen building codes for exterior maintenance of homes – both owner and renter occupied	DPD, NO

Department of Planning and Development		Support Responsibility
<i>H-B-4</i>	Continue efforts to develop, expand and market incentive programs that encourage homeowners to invest in their properties	NO
H-B-3	Address appropriateness of code requirements related to accessory buildings and exterior improvements (i.e., garages, sheds, driveways, fences)	BI, NO
H-D-2	Evaluate zoning requirements related to multi-unit housing (parking, definition of household, building codes)	BI
H-D-4	Identify ways to moderate the "investor" pressure on neighborhood owner-occupied homes, including policies that will address appropriate redevelopment of property for the creation of new housing.	NO
Q-D-5	Support efforts to establish a railroad quiet zone, bringing to the discussion the possibility of including crossings in the Roosevelt/NDSU neighborhood	NO, ED
Q-A-6	Figure out ways to publicize and enforce "good neighbor" rules	NO
Q-A-8	Create a housing resources page on the city's neighborhood web site	
Q-D-4	Study noise issues that affect the neighborhood, including railroad, airport, and traffic noise.	ED
Q-D-2	Encourage and nurture high quality, small, unique neighborhood commercial ventures along the neighborhood's gateway corridors	NO

Engineering Department		Support Responsibility
S-A-2	Encourage continued maintenance of sidewalks and overall walkability of neighborhood	NO
H-C-3	Determine impact on-street parking has on adequacy of site lines at intersections and driveway access points and pursue changes in signage/markings as required	DPD
S-A-1	Initiate a neighborhood wide analysis of traffic calming/control measures to better control speeding on residential streets	DPD

Forestry Department		Support Responsibility
Q-C-4	Maintain strong policies regarding tree replacement	NO

Fargo Park Board		Support Responsibility
Q-C-2	Enhance usability and appearance of the Roosevelt park - Install benches and perhaps lights for pedestrian use, Find ways to utilize the warming house throughout the year, and maximize use of ice sheet by ensuring lights are on at night and install a landscape buffer on the 10 th Street side of the park	NO

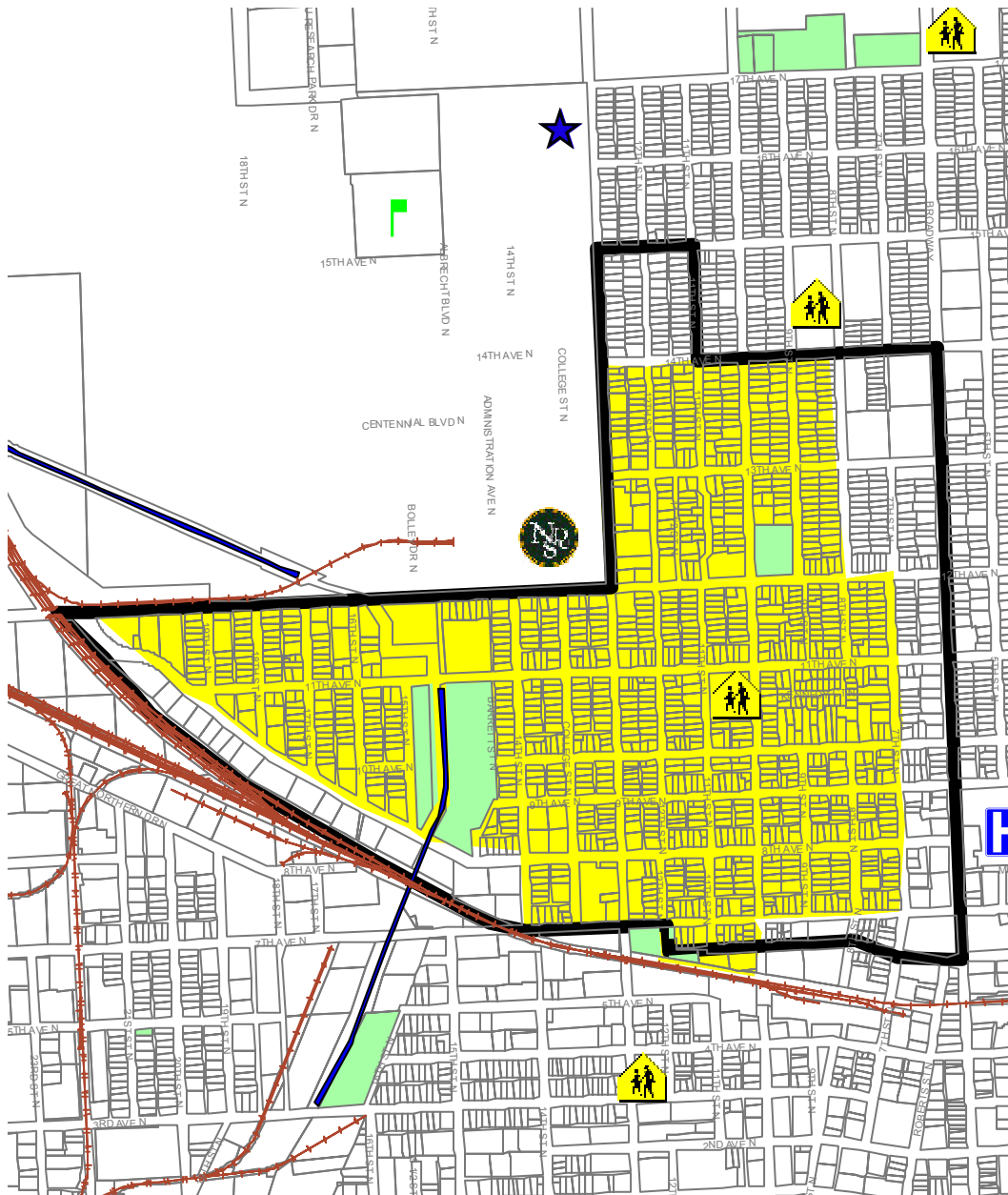
Fargo Police Department		Support Responsibility
H-C-2	Publicize and enforce standardized rules for parking in alleys, on streets, and in yards	BI, DPD, NO
S-A-3	Monitor traffic safety around the school, especially on 11 th Street	ROOS
S-A-4	Create a plan to address speeding/traffic concerns at the intersection of 8 th Avenue and University Drive and throughout the neighborhood	NO, ED, DPD
S-B-2	Address vandalism problems that affect the neighborhood	NO

North Dakota State University		Support Responsibility
H-C-4	Work to promote multi-modal transportation alternatives for students (transit, biking, walking, etc)	DPD
H-C-1	Develop an NDSU/Roosevelt neighborhood parking plan	NO, DPD, ED, PD
S-B-5	Participate in community wide efforts to increase non-alcohol related opportunities for college age students in the metro area	NO

Neighborhood Organization		Support Responsibility
Q-D-1	Support the maintenance of the Roosevelt Elementary School as a neighborhood anchor and asset	FSB, DPD
Q-D-6	Help interested homeowners through the alley paving process	DPD
H-D-3	Actively identify problem properties in the neighborhood and work to eliminate them from the area	BI, DPD, FFD, PD
S-B-3	Work with local law enforcement to learn how the neighborhood can become an effective crime prevention partner	PD
Q-A-1	Organize a Roosevelt Neighborhood Association	DPD
Q-A-2	Work to establish a neighborhood newsletter	DPD
Q-A-3	Get involved with the legislative process for the purpose of increasing NDSU parking options	NDSU
Q-A-4	Promote the creation of Community Watch or smaller block groups to supplement the work of the larger association	PD
Q-A-7	Organize neighborhood clean-up activities that utilize student volunteers - lawn care, raking, painting, etc. (service learning opportunities)	NDSU
Q-A-9	Encourage the city to continue to support the formation and effectiveness of neighborhood organizations throughout the community (include cross-neighborhood collaboration)	DPD
Q-B-1	Establish ongoing communication between NDSU, the City and the Roosevelt neighborhood	DPD, NSDU
Q-B-2	Communicate with Fargo Public Schools about impact junior and senior high students have on the neighborhood (parking, littering, speeding) and find ways to address issues as needed	FSB, PD
Q-B-3	Actively communicate with Meritcare Hospital and places of worship located in the neighborhood	
Q-D-3	Work with the city to address dog noise and pet clean-up issues	PD
H-A-2	Work with NDSU to initiate enhanced "civics education" for students, specifically concerning off-campus living and respect for property	NDSU, DPD
H-A-3	Explore options that would require landlords to participate in the Safe Housing program. Include provisions for tenant education requirement for student renters.	PD, DPD
Q-B-5	Develop ideas for neighborhood-based service learning and/or community service projects in partnership with institutional neighbors	
S-B-1	Install more pedestrian-scale street lighting in dark areas of the neighborhood, –both as a means of crime prevention and to make the area more pedestrian friendly	ED, DPD, PD
Q-A-5	Recognize the collective power of an organization to influence landlord practices	PD, DPD
Q-C-1	Pursue the idea of locating a north side "dog park" in the neighborhood (consider Johnson Park)	FPB
S-A-5	Continue to stay involved in the 12 th Avenue corridor improvement/change process	ED, DPD

APPENDIX B: Census boundaries

Census areas used in analysis are shaded in yellow. The selected boundaries include census tract 5, block groups 4, 5, and 6, and census tract 4, block group 2.



Roosevelt-NDSU Neighborhood Plan Future Land Use Plan

Fargo Department of Planning and Development
September 2009

Introduction

The Future Land Use Plan is an amendment to the 2004 Roosevelt/NDSU Neighborhood plan. The purpose of the plan is to provide a general pattern for the location, distribution and character of the future land uses within Roosevelt-NDSU Neighborhood. The plan is intended to serve as a guide for designating future zone district classifications. The plan is not a rigid regulatory document that mandates a particular development pattern, but rather the plan provides a framework for development, setting forth a general mix of land uses, approximate size of each land use mass, street connections and so forth. Successful implementation of the plan depends in large part on land use decisions that are consistent with the plan. Development proposals should be consistent and, to the extent practical, in compliance with the plan. *Note: The future land use plan is not a zoning document. Property may be zoned, or rezoned, by ordinance of the City Commission.*

Background

The Roosevelt-NDSU Neighborhood (see Figure 1), one of the oldest neighborhoods in Fargo, is an area in transition. Conversion of single-family homes into rental units and the flight of families with school age children into the suburbs within the metro area are having a significant impact on the vitality of the neighborhood. As a result, the Roosevelt Elementary school, a source of immense pride for area residents, faces declining enrollments. The neighborhood, once valued for its range of housing options that allowed individuals and families to stay in the neighborhood as they age rather than moving at every stage in the life cycle, now deals with parking problems, over-occupancy issues, loud parties, general disrepair of property and the specter of a possible elementary school closure.

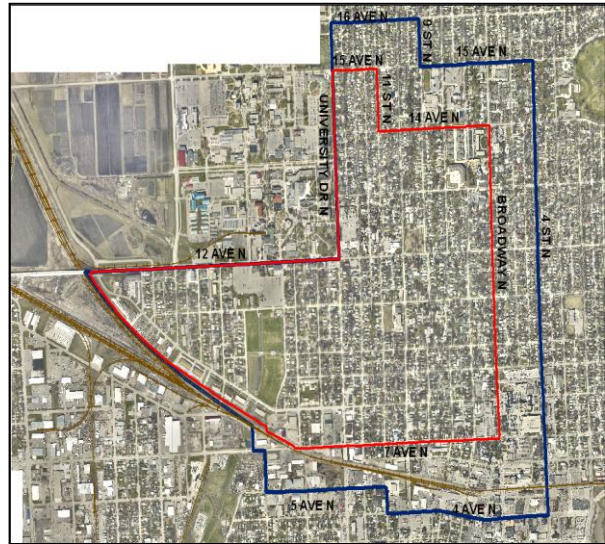


Figure 1

In an effort to combat these negative trends, the city, working with neighborhood stakeholders, adopted the Roosevelt-NDSU Neighborhood Plan. The plan, adopted in 2004, established a set of goals, objectives, and strategies to address neighborhood concerns with the hope of creating a more sustainable neighborhood. At its core, the plan lays out a strategy to reverse rental conversions of owner occupied single-family homes, establish programs to refurbish run down properties, and preserve the quality of life for residents.

The plan includes both short and long-term recommendations, many of which are completed. One of the more significant outcomes of the plan was the creation of the Roosevelt Neighborhood Association (RNA). This group has been a significant asset to the community by providing a needed communication link between the city, NDSU, and the citizens of the neighborhood. The RNA hosts meetings, maintains a community web site, and provides a newsletter to keep citizens informed about important events and

issues facing the Roosevelt Neighborhood. Another successful outcome of the plan was the implementation of a program that allows citizens an opportunity to petition the city for changes to on-street parking standards on any given block within the neighborhood. This program, coupled with a revised parking enforcement program has greatly improved the on-street parking problems that have existed in the neighborhood. Lastly, the city recently established a new zoning district designation, the University Mixed Use zone district, and applied it to a large area west of Johnson Park, south of 12th Ave N, and north of the railroad. This new mixed-use, high-density zoning district is intended to encourage re-development of this area and to alleviate the conversions of single-family owner occupied homes east of Johnson Park to rentals.

One of the re-occurring concerns raised by citizens within the neighborhood was the lack of predictability of neighboring land uses. Many owner-occupied property owners are afraid to re-invest in their properties. Why spend money to remodel their home if the property next door becomes a rental and/or is allowed to be run-down? Neighborhood residents and city staff determined that a future land use plan was needed in order to help create a common land use vision and guide for future development. The future land use plan would give property owners some assurance and reliance of what a neighboring property owner is able to do with their property. Not only does a future land use plan better guide the decision making of owner-occupied homeowners, it also provides guidance to landlords and developers that may wish to purchase properties within the neighborhood for re-development. The future land use plan identifies areas that are ripe for re-development and what type of re-development is encouraged.

Purpose

Why establish a future land use plan? Well, the city routinely plans for growth and new development and has adopted a future land use plan for the urban fringe. Staff believes it is equally important to plan for growth and re-development in the city's older and more established neighborhoods. A future land use plan helps to establish a common land use vision to better guide future development and to better identify future land uses that are deemed appropriate by the citizens of the Roosevelt Neighborhood. Through the creation of this plan, many neighborhood participants presented a broad diversity of interests. This report will present a summary of the analysis of existing factors (such as existing land uses – see figure 2), the summary of issues submitted by community members, and the resulting future land use plan.

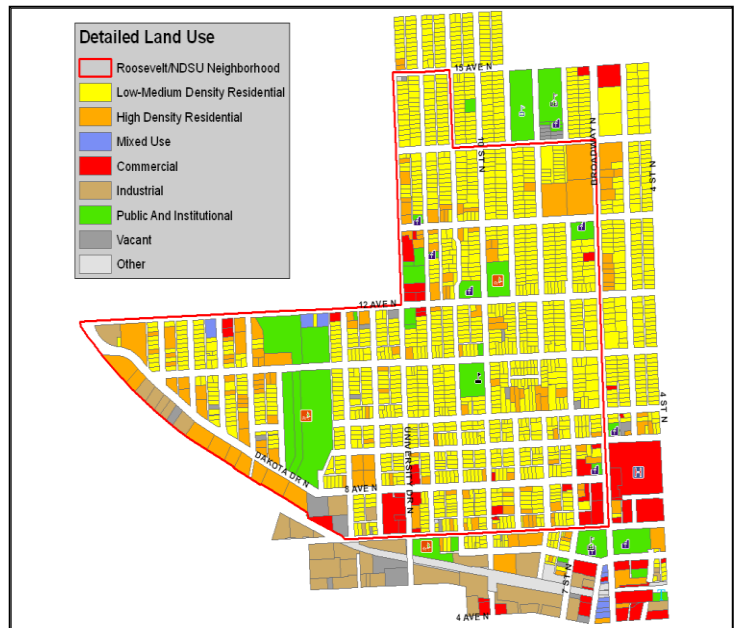


Figure 2

Process

The research area included property approximately two blocks outside of the Roosevelt-NDSU Neighborhood. (See figure 1) The reason for the two block buffer is to ensure compatibility of land uses and to identify acceptable transitions to different neighborhoods. The northern most boundary for the Roosevelt/NDSU neighborhood is 15th Avenue North. The eastern boundary is Broadway North then 7th Avenue to the railroad tracks up to 12th Avenue North.

The neighborhood felt it was important to establish a future land use plan quickly. Some property owners voiced concern that developers may apply the newly developed University Mixed Use zone district to inappropriate areas within the neighborhood. So staff, concerned that soliciting public comments without first providing some direction would delay the future land use plan process and yield a non-unified set of comments, gathered as much factual data about the neighborhood as possible. Staff used this baseline information to establish trends. By overlaying the numerous data sets, patterns began to emerge. Pockets of single-family housing, with a higher percentage of owner occupied versus rental, better overall condition and value, and re-investment, appeared. Staff recognized that due to poor existing housing conditions and the lack of diversity of supporting services, some distinctive sub-neighborhoods within the Roosevelt neighborhood also appeared. From this information, the first draft neighborhood future land use plan was developed. (See figure 3)

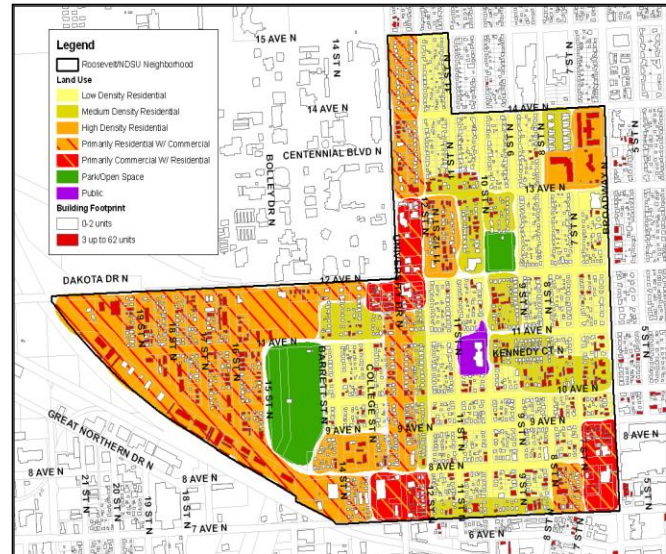


Figure 3

One of the more important data sets that staff examined was the relationship of rental dwelling units versus owner occupied units. Comparatively, rental housing in Fargo is notable higher than other cities of similar size and demographics, at approximately 54%. The most likely explanation for this phenomenon is that a large number of college students living in the region. In addition to NDSU, there is one other university and a college located in the metro area. Staff knew that rental dwelling units are scattered throughout the

Roosevelt neighborhood, but once

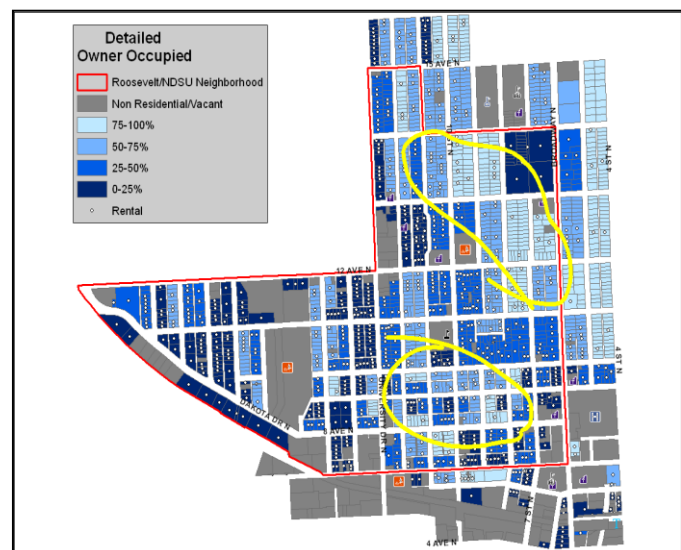


Figure 4

mapping of the data was completed, staff noted that pockets of primarily rental or primarily owner-occupied housing did exist. To better depict this information, staff graphically represented rental versus owner occupied as a percentage of the whole block. (See figure 4) It should be noted that the majority of the Roosevelt/NDSU neighborhood is zoned SR-3 – Single-Density Residential with the most of the land use as low-medium density residential.

Next staff examined the construction quality, fenestration, general condition, and assessed value of the properties. (See figure 5) Grade or fenestration, is the architectural/curb appeal of the home. The higher the grade properties have larger windows, variations in rooflines, multiple fireplaces, and modern finishes and amenities. As with most neighborhoods, certain properties stood out because of its run down condition when compared to the adjacent properties or it was apparent that the property owner had invested a significant amount of time and money to improve a property.

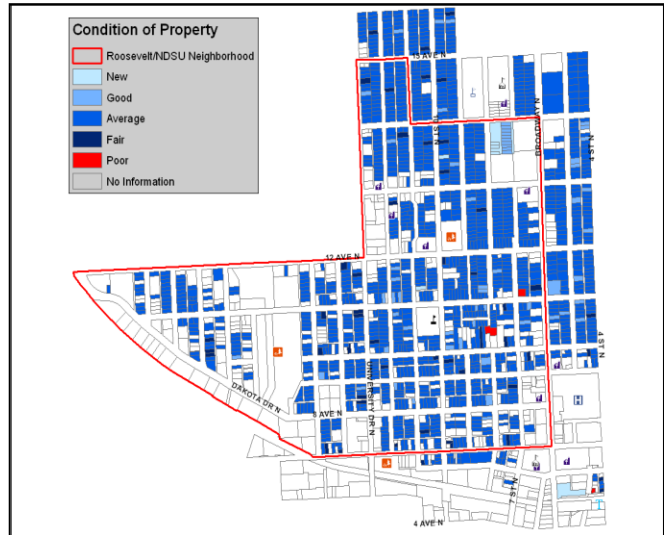


Figure 5

Because of these anomalies, staff attempted to identify, like the rental ratio, by city blocks that were most similar in condition and value. It became readily apparent that the areas with higher concentration of rental housing were inversely of poorer quality, condition, and value.

Staff was also able to generate a data set to determine areas of significant reinvestment by examining renovation permits issued within the last five years and where the cost of the permitted improvements exceeded \$5,000.00. The data showed that while a number of owner-occupied homes were being renovated, a good portion of the reinvestment was in rental property. Staff also noted that in areas with a high concentration of rental housing, less reinvestment was occurring.

Staff, recognizing that the Roosevelt neighborhood needs to be walkable in order to be sustainable, mapped the major nodal points within the neighborhood, like NDSU, the Roosevelt Elementary school, parks, and commercial areas. Using this information, staff was able to generate logical concentric rings around this nodes to better understand there service area. Acknowledging the fact the that single-family housing living is not as compatible as more intense land uses next to high traffic areas, staff established a street corridor buffers to denote major arterials and bus routes.

Public Input

A summary of the four neighborhood meetings is as follows:

- | | |
|-------------------|---|
| February 17, 2009 | Meeting 1 – Initial meeting/review of draft plan |
| May 12, 2009 | Meeting 2 - Review of revised plan/gathered additional comments |
| June 16, 2009 | Meeting 3 - Review of revised plan/gathered additional comments |
| July 14, 2009 | Meeting 4 – Final presentation of plan |

Meeting 1) Staff presented the current status of the 2004 study and implementation steps within the plan. Staff also presented the contextual factors that were analyzed for the development of the preliminary draft of the future land use plan. (Please refer to the section on data and research). A preliminary draft future land use plan was presented for the neighborhood residents to review. The participants were asked to present comments over the next few weeks.

Meeting 2) There was significant delay for the second meeting due the floods of 2009. As a result this meeting simply reviewed the content of the presentation of Meeting 1 and summarized the comments received thus far. Comments received focused on the University Drive corridor.

Meeting 3) The third meeting included a presentation of four future land use scenarios. The options were based on comments received. The scenarios varied mostly along the University corridor, and along the 12th Avenue corridor. The four scenarios were intended to respond to the following items: 1) Appropriate land uses abutting the heavy traffic along 12th Avenue and University Drive. 2) The single family area south of 12th Avenue, between University Drive and Barrett Street, and the concern of isolation which occurred from the buffer of higher intensity land uses between the neighborhood and the corridors. 3) The concern from the addition of higher density housing and commercial land uses along the University Drive north of 12th Avenue.

Comments varied among current homeowners, the location of the residents, and the existing land use. All of the comments received can be found in the appendix of this plan. The main emerging issue regarding land use was related to transitional land uses, especially transitioning from higher density residential and commercial to single family housing.

Meeting 4) From the comments received, a combined scenario was developed. A revised preliminary draft was presented at this meeting. The revisions included reducing intensity of commercial land uses on the University Drive corridor by adding a new category, mixed low and medium density residential. This category allows for the recent land use changes from single dwelling to apartments, while also focusing on preserving the existing single-family housing. The final future land use recommendation was created from the results of this meeting.

Land Use Definitions

The purpose for the identification of land use types is to study the contextual relationship and confirm the compatibility between land uses. The future land use plan resulted in the definition of six future land use groups. These land use groups are mostly a mix of certain land use types in an effort to create a compatibility grouping of development intensities. It is understood that there are already transitions occurring in the neighborhood, so there is an effort to recognize these trends. It is also understood that transition and change occurs slowly over a long period of time. By designating a mix of land uses, the goals of the future land use designations can still be accommodated through a transition without affecting the surrounding context.

Criteria have been created to define the future land use types and to identify location priorities. The criteria should be used when analyzing land use change to confirm

compatibility. When defining these criteria the relationship to the contextual surroundings was considered. These considerations include proximity to: residential dwelling, traffic, major arterials, student housing, and the university campus.

The traditional approach when establishing land use location criteria is the focus on appropriate transition. There is an inherent compatibility between certain land uses, and the relationship is based on the gradual increase or decrease in intensity. Generally, it is discouraged to locate the highest intensity use to the lowest intensity use in order to preserve neighborhood character and avoid certain nuisances. That being said, there are a few locations within the neighborhood where this cannot be avoided due to existing investments and stakeholder's goals. This includes the area south of 12th Avenue, between Barrett Street and College Street and the area north of 12th Avenue along 12th Street North.

Primarily Commercial with Residential:

- Development shall be constructed to encourage durability, longevity and quality.
- Residential development shall be accessory and supportive of the commercial development.
- Located to encourage pedestrian traffic and provide services to the area residents and university.
- Located in nodes at major intersections. Some commercial may be located elsewhere in conjunction with residential development.
- At the intersection of University and 8th Ave commercial shall be focused on infill.
- Development that is speculative in nature is discouraged.
- When in close proximity to residential, especially single family residential dwelling, commercial shall be buffered to protect the residential land uses. Design standards should be used with new development in order to create development that is sensitive to the context.

Primarily Residential with Commercial:

- Residential development is to encourage density in order to provide new housing options for the community.
- Located to provide business services to area residents.
- Businesses should be primarily oriented to the pedestrian.
- Comprehensive development should integrate commercial and residential as part of the same development to ensure the development complements the surrounding area.
- Residential development can be a range of densities to include unlimited maximum units per acre.
- The primary goal is for development to be integrated and compliment the surrounding area.
- Design standards can assist with stabilizing the character of the neighborhood.
- Design standards should be used with new development in order to create development that is sensitive to the context.

Mixed Density Residential:

- Primarily located along the University Drive corridor.
- This land use is appropriate for transitional residential areas.
- Serves as a transition between higher density and lower density residential

- The goal is to embrace the mix of residential types.
- Development should encourage reinvestment and redevelopment to create stable and long term housing.
- It is necessary to understand that transitions will take place over long term.
- This land use supports the addition of pedestrian friendly retail nearby.
- Residential can be a mix of densities ranging three units and more per acre.
- Design standards should be used with new development in order to create development that is sensitive to the context.

High Density Residential:

- Located primarily in areas adjacent to commercial.
- Serves as a transition between commercial and lower density residential
- Design standards are necessary to encourage the development of durable, multi-generational construction.
- Design standards assist with the transition between commercial and lower density residential.
- Scale and context should be appropriate for neighboring development.
- Higher density residential is typically located in areas where existing higher density or multi-dwelling development already exists.
- This land use supports the addition of near-by pedestrian-friendly retail.
- Household densities should be range, with a minimum of 20 units per acre.

Medium Density Residential

- Located primarily in existing areas where existing multi-dwelling development already exists.
- This land use provides a transition between low density and high-density residential development.
- This land uses should encourage both single dwelling and multi dwelling development.
- Design standards assist in developing context sensitive development and to encourage the stability of single dwelling residential land uses.
- Suggested household densities range from 8-20 units per acre.

Low Density Residential

- Located primarily in areas where stabilization of single dwelling land is desired.
- This land use is recommended in the majority of the neighborhood.
- Designation is based on existing trends for owner occupied housing and reinvestment.
- New development should support the quality and character of the existing neighborhood.
- Stabilization and growth of owner occupied housing is encouraged in order to support the schools and community services located within the neighborhood.

Implementation of the Plan

With the inclusion of the future land use plan into the NDSU/Roosevelt Neighborhood Plan, a new tool is created to guide land use decisions. The future land use plan acts as a guide to elected officials, planning commission, staff, and landowners, when deciding

on the appropriateness of land use requests. When a land use proposal comes forward, the future land use map is first consulted to compare compatibility. Since the future land use map is created from the input of stakeholders and it fits within the mission of the neighborhood it can be confirmed by utilizing the future land use map in decision making community goals are being met. The future land use plan also guides development and landowners so confidence can be used when making investments into the property.

Other Issues

The future land use plan was created with extensive stakeholder involvement. During the process, other issues were discussed. These items are related to land use development and it is important to make note that additional tasks need to be completed in order to complement the land use plan and enhance the quality of the neighborhood. These include the following:

1. A parking study to develop a strategy for commuter parking within the public streets of the neighborhood, which impacts the residential housing.
2. The review of code enforcement procedures to learn if additional strategies can be created to assist with compatibility issues between single-family dwelling and college student housing.
3. Encouragement of changes that are in line with the future land use plan. There may be instances where staff initiated zonings can be done more effectively than an individual property owner, lot by lot. There are also instances where property owners can work together for the submittal of a consolidated zoning change request.

