

FARGO PLANNING COMMISSION AGENDA
Tuesday, December 1, 2020 at 3:00 p.m.

- A: Approve Order of Agenda
- B: Minutes: Regular Meeting of November 3, 2020
- C: Brown Bag Luncheon – None Scheduled
- D: Public Hearing Items:
 - 1a. Continued hearing on an application requesting a Zoning Change from P/I, Public and Institutional to SR-4, Single-Dwelling Residential within the boundaries of the proposed **Eagle Valley Fourth Addition**. (Located at 7300 23rd Street South) (Eagle Ridge Development, LLC) (ms)
 - 1b. Continued hearing on an application requesting a Plat of **Eagle Valley Fourth Addition** (Major Subdivision) a replat of Lot 20, Block 5, Eagle Valley Addition to the City of Fargo, Cass County, North Dakota. (Located at 7300 23rd Street South) (Eagle Ridge Development, LLC) (ms)
 - 2. Continued hearing on an application requesting a Growth Plan Amendment on an unplatted portion of **Section 5, Township 138 North, Range 49 West**. (Located at 5702 52nd Avenue South) (Four Horsemen, LLC/Nate Vollmuth) (dk): CONTINUED TO JANUARY 5, 2021
 - 3. Hearing on an application requesting a Zoning Change to establish the Oak Grove Neighborhood Historic Overlay District on Blocks 29, 30, 39, 40, and 41, **Keeney and Devitts Second Addition**; Blocks 1, 2, and 3 **Oak Grove Addition**; and Blocks 2, 3, and 4, **Lindsays Addition**. (Located in the area roughly bounded on the North by 8th Avenue North, East by Short Street North, South by 6th Avenue North and some areas further south towards the Red River, and West between 1st and 2nd Street North) (me)
 - 4. Hearing on an application requesting a plat of **Huynh Kha Addition** (Major Subdivision) a plat of an unplatted portion of the Northeast Quarter of Section 12, Township 139 North, Range 49 West to the City of Fargo, Cass County, North Dakota. (Located at 1425 Main Avenue) (Huynh Kha Property, LLC/Dovetail Development, LLC) (me)
 - 5. Hearing on an application requesting a Zoning Change from LC, Limited Commercial and MR-2, Multi-Dwelling Residential to MR-2, Multi-Dwelling Residential of Lot 6, Block 2, **Darling's First Addition**. (Located at 721 University Drive South) (C/D Fraser LTD./Lowry Engineering) (ms)
 - 6a. Hearing on an application requesting a Zoning Change from SR-3, Single-Dwelling Residential to SR-4, Single-Dwelling Residential within the boundaries of the proposed **Arcadia Park View**

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at www.FargoND.gov/streaming. They are rebroadcast each Wednesday at 8:00 a.m. and Sunday at 8:00 a.m.; and are also included in our video archive at www.FargoND.gov/PlanningCommission.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at www.FargoND.gov/planningcommission.

Addition. (Located at 18 and 20 8th Avenue North) (Arcadia Park View, LLC/Larry Carcoana) (dk)

- 6b. Hearing on an application requesting a Plat of **Arcadia Park View Addition** (Minor Subdivision) a replat of Lot 8 and parts of Lots 9-10, Block 6, Truesdell's Addition to the City of Fargo, Cass County, North Dakota. (Located at 18 and 20 8th Avenue North) (Arcadia Park View, LLC/Larry Carcoana) (dk)
7. Hearing on an application requesting a LDC Text Amendment to Article 20-09 to create Section 20-0907.E, Vacation of Right of Way. (City of Fargo) (dk): CONTINUED TO JANUARY 5, 2021

E: Other Items:

1. 2021 Planning Commission meeting calendar
2. Project Update: Core Neighborhoods Plan

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BOARD OF PLANNING COMMISSIONERS MINUTES

Regular Meeting:

Tuesday, November 3, 2020

The Regular Meeting of the Board of Planning Commissioners of the City of Fargo, North Dakota, was held virtually in the Commission Chambers at City Hall at 3:00 p.m., Tuesday, November 3, 2020.

The Planning Commissioners present or absent were as follows:

Present: John Gunkelman, Rocky Schneider, Melissa Sobolik, Scott Stofferahn, Maranda Tasa, Jennifer Holtz, Dawn Morgan, Art Rosenberg

Absent: Mary Scherling

Chair Gunkelman called the meeting to order.

Business Items:

Item A: Approve Order of Agenda

Member Stofferahn moved the Order of Agenda be approved as presented. Second by Member Sobolik. All Members present voted aye and the motion was declared carried.

Member Rosenberg present.

Item B: Minutes: Regular Meeting of October 6, 2020

Member Tasa moved the minutes of the October 6, 2020 Planning Commission meeting be approved. Second by Member Sobolik. All Members present voted aye and the motion was declared carried.

Item C: November 18, 2020 Brown Bag Luncheon – Cancelled

Chair Gunkelman shared that in lieu of a Brown Bag there will be an online training session offered through the North Dakota Planning Association on November 18 from 11:00 a.m. to 1:00 p.m. He noted that staff will provide a link and registration information to Board members.

Item D: Public Hearing Items:

Item 1: Archer Place South

Hearing on an application requesting a Name Change Plat for Robins Lane South between 66th Avenue and Selkirk Drive South, located between Block 2 and Block 3, Selkirk Place First Addition, to be renamed Archer Place South. (Located at 3104-3237 Robins Lane South) (Earlyne L. Hector/Bolton & Menk, Inc.): APPROVED

Assistant Planner Maggie Squyer presented the staff report stating all approval criteria have been met and staff is recommending approval.

Member Morgan moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Name Change Plat as outlined within the staff report, as the proposal complies with the GO2030 Comprehensive Plan, the Standards of Article 20-06, and all other applicable requirements of the Land Development Code. Second by Member Stofferahn. On call of the roll Members Rosenberg, Tasa, Morgan, Stofferahn, Schneider, Sobolik, and Gunkelman voted aye. Absent and not voting: Member Scherling. The motion was declared carried.

Item 2: Eagle Valley Fourth Addition

2a. Hearing on an application requesting a Zoning Change from P/I, Public and Institutional to SR-4, Single-Dwelling Residential and MR-1, Multi-Dwelling Residential within the boundaries of the proposed Eagle Valley Fourth Addition. (Located at 7300 23rd Street South) (Eagle Ridge Development, LLC): CONTINUED TO DECEMBER 1, 2020

2b. Hearing on an application requesting a Plat of Eagle Valley Fourth Addition (Major Subdivision) a replat of Lot 20, Block 5, Eagle Valley Addition to the City of Fargo, Cass County, North Dakota. (Located at 7300 23rd Street South) (Eagle Ridge Development, LLC): CONTINUED TO DECEMBER 1, 2020

Ms. Squyer presented the staff report stating all approval criteria have been met and staff is recommending approval. She noted additional comments received were emailed to the Board members.

Applicant Jim Bullis, Eagle Ridge Development, spoke on behalf of the application.

Member Holtz present.

Ms. Squyer read letters in opposition submitted after the packet publishing deadline to the Board from the following residents:

Andrea Fogderud, 7424 21st Street South

Destrie Overmoe, 7429 18th Street South

The following residents spoke in opposition to the application stating the following concerns: wanting to keep the land as open greenspace where the community can interact, not wanting an apartment building in the area, increased traffic, and wanting to maintain a family environment in the neighborhood.

Chris Ford, 7329 21st Street South (spoke on behalf of daughter and son-in-law)

Sergio Benitez, 7309 21st Street South

Matt Kosak, 7416 21st Street South

Eric Escarraman, 7404 21st Street South

Mr. Kosak additionally read a letter from resident Cara Keller, 7478 21st Street South.

Mr. Bullis provided an overview on the history of this property between his development company and the Fargo Park District.

Discussion was held regarding the land south of the area and its use as a park and greenspace.

Dave Leker spoke on behalf of the Fargo Park District.

Board discussion continued noting the uncertainty of purchasing land on the edge of City growth and what will fill in around it, the benefits of diversity in a community and neighborhood, the expectations of residents to know about the City's Growth Plan, and the City Commission super majority process.

Mr. Kress explained the super majority process for City Commission, and noted that the number of protests received has not been evaluated yet to see if it would qualify.

Member Tasa moved to continue this application to the December 1, 2020 Planning Commission meeting to allow additional conversations between the developer, staff, and area residents. Second by Member Stofferahn. On call of the roll Members Schneider, Holtz, Sobolik, Stofferahn, Rosenberg, Tasa, and Gunkelman voted aye. Member Morgan abstained from voting. Absent and not voting: Member Scherling. The motion was declared carried.

At 4:06 p.m., the Board took a five-minute recess.

After Recess: All Members present except Member Scherling.
Chair Gunkelman presiding.

Item 3: Eagle Valley Addition

Hearing on an application requesting a Growth Plan Amendment on Lots 1 and 2, Block 7, Eagle Valley Addition. (Located at 7401 and 7501 23rd Street South) (Eagle Ridge Development, LLC/76th Street Holdings LLC): DENIED

Planning Coordinator Donald Kress presented the staff report stating approval criteria has not been met and staff is recommending denial. He noted additional comments received were emailed to the Board members.

Applicant Jim Bullis spoke on behalf of the application.

Discussion was held on possible access points.

City Engineer Brenda Derrig spoke on behalf of the Engineering Department.

Resident Nate Vollmuth spoke noting that property changes hands based on needs and that more factors should be looked at with Growth Plan Amendment changes since the Growth Plan was developed in 2007, 13 years ago.

Jon Youness, Eagle Ridge Development, spoke on behalf of the application.

Discussion was held on the type of density the application is seeking, the future timeline projection of the 76th Avenue Interchange, and if special assessments play a factor.

Planning and Development Director Nicole Crutchfield stated the 2007 Growth Plan was developed to project for development 20 to 30 years into the future. She noted that development reached south quicker, but was still within the timeline. She added that economics should not be a factor for land development, and that studies are in the works for the Land Development Code.

Member Rosenberg moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Growth Plan Amendment from "Commercial" to "Residential Area - Lower to Medium Density" as outlined within the staff report.

Motion died for lack of a second.

Member Stofferahn moved the findings and recommendations of staff be accepted and denial be recommended to the City Commission of the proposed Growth Plan Amendment from "Commercial" to "Residential Area - Lower to Medium Density" as outlined within the staff report, as the proposal does not comply with the GO2030 Fargo Comprehensive Plan, the 2007 Growth Plan, and the Standards of Section 20-0905(H) of the Land Development Code. Second by Member Sobolik. On call of the roll Members Schneider, Sobolik, Stofferahn, Holtz, Tasa, and Morgan voted aye. Members Rosenberg and Gunkelman voted nay. Absent and not voting: Member Scherling. The motion was declared carried.

**Item 4: Section 5, Township 138 North, Range 49 West
Hearing on an application requesting a Growth Plan Amendment on an unplatted portion of Section 5, Township 138 North, Range 49 West. (Located at 5702 52nd Avenue South) (Four Horsemen, LLC/Nate Vollmuth): CONTINUED TO DECEMBER 1, 2020**

Planning Coordinator Donald Kress presented the staff report stating approval criteria has not been met and staff is recommending denial. He reviewed what uses would be allowed in an Industrial Zoning District.

Applicant Nate Vollmuth gave a presentation on the proposed plans for the area.

Discussion was held on the future plans and connectivity of the Veterans Bike Path, the Growth Plan history, and entitlement process.

Mr. Vollmuth stated plans for the area include Commercial or Light Industrial, and noted his concerns that the Growth Plan does not contain a distinction between light and heavy industrial.

Member Sobolik moved to continue this application to the December 1, 2020 Planning Commission meeting. Second by Member Morgan. On call of the roll Members Morgan, Sobolik, Stofferahn, Holtz, Tasa, Rosenberg, Schneider, and Gunkelman voted aye. Absent and not voting: Member Scherling. The motion was declared carried.

Item 5: ADOC Addition

5a. Hearing on an application requesting a Zoning Change from GI, General Industrial to GC, General Commercial within the boundaries of the proposed ADOC Addition. (Located at 2900 12th Avenue North) (Potter Holdings, LLC/Nate Vollmuth): APPROVED

5b. Hearing on an application requesting a Plat of ADOC Addition (Minor Subdivision) a plat of an unplatted portion of the Southeast Quarter of Section 35, Township 140 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 2900 12th Avenue North) (Potter Holdings, LLC/Nate Vollmuth): APPROVED

Planning Coordinator Aaron Nelson presented the staff report stating all approval criteria have been met and staff is recommending approval.

Applicant Nate Vollmuth spoke on behalf of the application.

Member Sobolik moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zoning Change from GI, General Industrial to GC, General Commercial, and 2) Subdivision Plan ADOC Addition as outlined within the staff report, as the proposal complies with the GO2030 Fargo Comprehensive Plan, the Standards of Article 20-06, Section 20-0906.F (1-4) of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Schneider. On call of the roll Members Stofferahn, Schneider, Tasa, Morgan, Sobolik, Holtz, Rosenberg, and Gunkelman voted aye. Absent and not voting: Member Scherling. The motion was declared carried.

At 5:22 p.m., the Board took a five-minute recess.

After recess: All Members present except Member Scherling.
Chair Gunkelman presiding.

Item E: Other Items:

Item 1: Review of the proposed Tax Increment Financing (TIF) District No. 2020-01 Renewal Plan for consistency with GO2030 Comprehensive Plan: APPROVED

Mr. Nelson presented an overview of the proposed TIF district and renewal plan and reviewed the Planning Commissions role in the plan.

Member Morgan moved to recommend to the City Commission that the proposed Renewal Plan is consistent with the GO2030 Comprehensive Plan of the City of Fargo. Second by Member Tasa. On call of the roll Members Rosenberg, Sobolik, Holtz,

Morgan, Schneider, Stofferahn, Tasa, and Gunkelman voted aye. Absent and not voting Member Scherling. The motion was declared carried.

Item 2: MetroCOG Presentation: Northwest Metro Transportation Plan

Adam Altenburg with MetroCOG, provided an overview of the Northwest Metro Transportation Plan. The completion of the Diversion will make the majority of this land developable. The goal of this plan is to identify transportation systems needed to support development in this area.

Item 3: Project Update: Land Development Code Diagnostic Study

Mr. Nelson provided an update of the Land Development Code Diagnostic Study. An Alternatives Memo was provided in the packet for review by the Planning Commissioners. Staff invited Planning Commissioners to participate in the Joint Brown Bag meeting on November 30, at 12:00 p.m.

The time at adjournment was 6:06 p.m.



Agenda Items Map

Fargo Planning Commission
December 1, 2020

Agenda Items Number

- 1a & 1b -- Eagle Valley Fourth Addition
- 3 -- Keeney and Devitts Second Addition,
Oak Grove Addition, and Lindsays Addition
- 4 -- Huynh Kha Addition
- 5 -- Darling's First Addition
- 6a & 6b -- Arcadia Park View Addition
- E1 -- 2021 Planning Commission meeting calendar
- E2 -- Project Update: Core Neighborhoods Plan

Items 2 & 7 Continued



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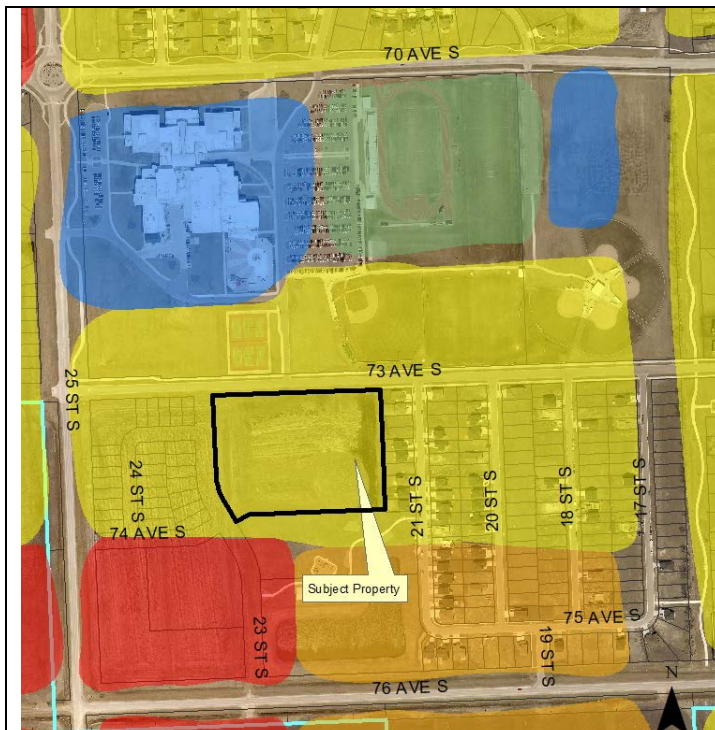
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City of Fargo Staff Report			
Title:	Eagle Valley Fourth Addition	Date: Updated:	10/28/2020 11/24/2020
Location:	7300 23 rd Street South	Staff Contact:	Maggie Squyer
Legal Description:	Lot 20, Block 5, Eagle Valley Addition		
Owner(s)/Applicant:	EagleRidge Development, LLC	Engineer:	Mead & Hunt
Entitlements Requested:	Zone Change (from P/I, Public and Institutional to SR-4, Single-Dwelling Residential) and Major Subdivision (replat of Lot 20, Block 5, Eagle Valley Addition to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: December 1, 2020		

Existing	Proposed
Land Use: Vacant	Land Use: Residential
Zoning: P/I, Public and Institutional	Zoning: SR-4, Single-Dwelling Residential
Uses Allowed: Allows colleges, community services, day care facilities of unlimited size, detention facilities, health care facilities, parks and open areas, religious institutions, safety services, schools, basic utilities, offices, commercial parking, outdoor recreation and entertainment, industrial services, manufacturing and production, warehouse and freight movement, waste-related uses, animal confinement, farming/crop production, aviation, surface transportation, and major entertainment events.	Uses Allowed: SR-4 allows detached houses, attached houses, duplexes, group living restricted residency, day care facilities of limited size, parks and open areas, religious institutions, safety services, schools, basic utilities, and telecommunications facilities of limited size.
Maximum Density Allowed: determined by adjacent zoning districts	Maximum Density Allowed in SR-4: 12.1 dwelling units per acre

Proposal:
<p>The applicant is seeking City approval of 1) a Zoning Map Amendment, and 2) a Major subdivision entitled Eagle Valley Fourth Addition. This item was originally presented at the November 3rd Planning Commission meeting and was continued to provide opportunity for additional conversation between the applicant, staff and area residents.</p> <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Surrounding Land Uses and Zoning Districts:</p> <ul style="list-style-type: none"> • North: P/I, Public and Institutional (Davies High School) • East: SR-4, Single-Dwelling Residential • South: P/I, Public and Institutional • West: SR-4, Single-Dwelling Residential
Area Plans:
<p>In the 2007 Growth Plan, South Fargo Tier 1 East identifies the subject property as "residential area—lower to medium density," land uses. The proposed SR-4 zoning district is consistent with the lower to medium density residential land use designation. A map of the 2007 Growth Plan can be found below.</p>



Context:

Schools: The subject property is located within the Fargo Public School District and is served by Bennett Elementary, Discovery Middle and Davies High schools.

Neighborhood: The subject property is located within the Davies Neighborhood.

Parks: Davies Athletic Complex (1880 70th Avenue South), Eagle Pointe Park II (1646 73rd Avenue South) and Eagle Valley Park (7400 23rd Street South) are located within a quarter mile of the subject property. These parks provide baseball/softball fields, playground equipment, recreational trails, and picnic shelters.

Pedestrian / Bicycle: A shared use path exists along the north side of the proposed development adjacent to 73rd Street and along the west side of the proposed development along 23rd Street South.

Staff Analysis:

ZONING: The SR-4 zoned single-dwelling lots range in size from 5,625 square feet to 14,501 square feet. All lots meet the minimum required lot area of 3,600 square feet in the SR-4 zoning district.

ACCESS: All lots will be accessed by way of dedicated public streets. Necessary rights-of-way will be dedicated with the plat.

STREET CONNECTIVITY: The west side of the development fronts the existing 23rd Street South and the north side of the development fronts 73rd Avenue South. Griffin Drive South, Aquiline Drive South, and 22nd Street South are dedicated streets that will run through the proposed subdivision, connecting 73rd Avenue South to 23rd Street South.

NEIGHBORHOOD COMMENT: Planning staff received numerous emails from residents of the Davies Neighborhood who are in opposition of the requested zone change. Several of the emails list concerns over the loss of greenspace, increased traffic congestion, potential drainage issues, and a feeling of being misled in regards to the long-term use of the subject property. Copies of the letters of protest are included in this packet. Only one additional letter of opposition was submitted between the November 3rd and December 1st Planning Commission meetings.

PROJECT MODIFICATIONS:

Based on comments made at the November 3rd Planning Commission meeting, the applicant updated his original subdivision design and zone change request to eliminate the MR-1 zoning district and plat only single-dwelling lots.

On November 19th, a virtual open house was held to give neighborhood members an opportunity to review and discuss the modified proposal. Representatives of EagleRidge Development, the Fargo Parks District, and the Planning and Development Department were present. Six neighborhood residents attended the meeting. Concerns remained over the loss of greenspace, flooding issues, and special assessments.

PETITION OF PROTEST

A petition in opposition of the proposed zoned change, with particular emphasis on objecting to any multi-dwelling zoning districts, was originally submitted with 47 signatures prior to the November 3rd Planning Commission meeting. Since the project has been modified to request only SR-4 zoning, the previous protest petition is no longer applicable.

Planning staff met with a neighborhood representative on November 20th to discuss the requirements for protest petitions as outlined in Section 20-0906.G (1 & 2) of the Land Development Code. If 20% or more of eligible property owners sign the protest in opposition of the zone change, a supermajority vote will be required for the project to be approved by the City Commission.

Zoning

Section 20-906. F (1-4) of the LDC stipulates the following criteria be met before a zone change can be approved:

1. Is the requested zoning change justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map?

Staff is unaware of any error in the zoning map as it relates to this property. The property is currently zoned P/I, Public and Institutional. The proposed SR-4, Single-Dwelling Residential, zoning district is consistent with the “residential area—lower to medium density” land use designation determined by the 2007 Growth Plan. Staff finds that the change in zoning is justified, as the developer has a clear picture of the type of development that will occupy the land. **(Criteria Satisfied)**

2. Are the City and other agencies able to provide the necessary public services, facilities, and programs to serve the development allowed by the new zoning classifications at the time the property is developed?

City staff and other applicable review agencies have reviewed this proposal. Staff finds no deficiencies in the ability to provide all of the necessary services to the site. Lots in the subdivision will front dedicated public streets. The necessary rights-of-way for these streets will be dedicated with the plat. These streets will provide access and public utilities to serve the development. **(Criteria satisfied)**

3. Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?

Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received several letters of opposition to the project. These letters include concerns over the loss of neighborhood greenspace, increased traffic counts, and potential increase of flood hazards. City of Fargo Engineering and Public Works Departments reviewed the proposed subdivision and did not find issues with site drainage or traffic flow. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

4. Is the proposed amendment consistent with the purpose of this LDC, the Growth Plan, and other adopted policies of the City?

The purpose of the LDC is to implement Fargo’s Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo. Staff finds this proposal is consistent with the purpose of the LDC, the 2007 Growth Plan, and other adopted policies of the City. **(Criteria satisfied)**

Subdivision

The LDC stipulates that the following criteria are met before a major plat can be approved:

1. Section 20-0907(C))(1)(Development Review Procedures—Subdivisions—Major Subdivisions) of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.

The proposed zoning designation for this property is SR-4. The Single-Dwelling Residential zoning district is consistent with the “residential area—lower to medium density” designation for this property as identified by the 2007 Growth Plan and will accommodate the proposed low-density housing development and right-of-way

facilities. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received several letters of opposition to the project. These letters include concerns over the loss of neighborhood greenspace, increased traffic counts, and potential increase of flood hazards. City of Fargo Engineering and Public Works Departments reviewed the proposed subdivision and did not find issues with site drainage or traffic flow. **(Criteria Satisfied)**

2. Section 20-0907.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.

The proposed SR-4 zoning district is consistent with the “residential area—lower to medium density,” designation identified for this property by the 2007 Growth Plan. The project has been reviewed by the city’s Planning, Engineering, Public Works, Inspections, and Fire Departments and found to meet the standards of Article 20-06 and other applicable requirements of the Land Development Code. **(Criteria Satisfied)**

3. Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.

The applicant has provided a draft amenities plan that specifies the terms of securing installation of public improvements to serve the subdivision. This amenities plan will be reviewed by the Public Works Project Evaluation Committee (PWPEC) prior to the final plat going to City Commission. The City’s standard policy is that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles. It is staff’s understanding that the developer’s engineer will undertake the design of the infrastructure. **(Criteria Satisfied)**

Staff Recommendation:

Suggested Motion: “To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed: 1) zoning map amendment from P/I, Public and Institutional to SR-4, Single-Dwelling Residential; and 2) a plat of **Eagle Valley Fourth Addition**, as the proposal complies with the 2007 Growth Plan, Standards of Article 20-06, and Section 20-0906.F (1-4) of the LDC and all other applicable requirements of the LDC.”

Planning Commission Recommendation: December 1, 2020

Attachments:

1. Location Map
2. Zoning Map
3. Preliminary Plat
4. Letters of Opposition

Zone Change (P/I to SR-4) & Plat (Major)

Eagle Valley Fourth Addition



Legend

AG	LC	MHP	SR-2
DM	MR-1	NC	SR-3
GC	MR-2	P/I	SR-4
GL	MR-3	UML	SR-5
GO			City Limits

EAGLE VALLEY FOURTH ADDITION

A REPLAT OF LOT 20, BLOCK 5, EAGLE VALLEY ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)

CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this _____ day of _____, 20__.

Brenda E. Derrig, P.E., City Engineer

State of North Dakota)
(ss)
County of Cass)

On this _____ day of _____, 20__, before me personally appeared Brenda E. Derrig, Fargo City Engineer, known to me to be the person who is described in and the within instrument and acknowledged to me that she executed the same as her free act and deed.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this _____ day of _____, 20__.

John Gunkeiman, Chair
Fargo Planning Commission

State of North Dakota)
(ss)
County of Cass)

On this _____ day of _____, 20__, before me personally appeared John Gunkeiman, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of the Fargo Planning Commission.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 20__.

Timothy J. Mahoney, Mayor

Attest:

Steven Sprague, City Auditor

State of North Dakota)
(ss)
County of Cass)

On this _____ day of _____, 20__, before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public: _____

PLAT BOUNDARY DESCRIPTION:

Lot 20, Block 5, Eagle Valley Addition, according to the record plat on file and of record in the Office of the Recorder, Cass County, North Dakota.

Said plat contains 7.97 acres, more or less.

Subject to Easements, Restraints, Reservations and Rights of Way of Record, if any.

OWNERS' DEDICATION

We, the undersigned, do hereby certify that we are the owners of the land described in the plat or "EAGLE VALLEY FOURTH ADDITION" to the City of Fargo, a replat of Lot 20, Block 5, Eagle Valley Addition to the City of Fargo, Cass county, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certification of Joshua J. Nelson, Professional Land Surveyor, and that the description as shown in the certificate of the Professional Land Surveyor is correct. We hereby dedicate all Streets, Lanes, Drives, and Utility Easements shown on said plat to the Public.

Owner: Eagle Ridge Development, LLC

James R. Bullis, President

State of North Dakota)
(ss)
County of Cass)

On this _____ day of _____, 20__, appeared before me, James R. Bullis, President, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same on behalf of Eagle Ridge Development, LLC.

Notary Public, Cass County, North Dakota

Mortgage Holder: First International Bank & Trust

Matt Mueller, President

State of North Dakota)
(ss)
County of Cass)

On this _____ day of _____, 20__, appeared before me, Matt Mueller, President known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same on behalf of First International Bank & Trust.

Notary Public, Cass County, North Dakota

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Joshua J. Nelson, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this _____ day of _____, 20__.

Joshua J. Nelson, Professional Land Surveyor No. LS-27292

State of North Dakota)
(ss)
County of Cass)

On this _____ day of _____, 20__, before me personally appeared Joshua J. Nelson, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____



Phone: 701-566-6450

meadhunt.com

PROJECT NO.

4650200-202030

SHEET 1 OF 2

EAGLE VALLEY FOURTH ADDITION

A REPLAT OF LOT 20, BLOCK 5, EAGLE VALLEY ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)



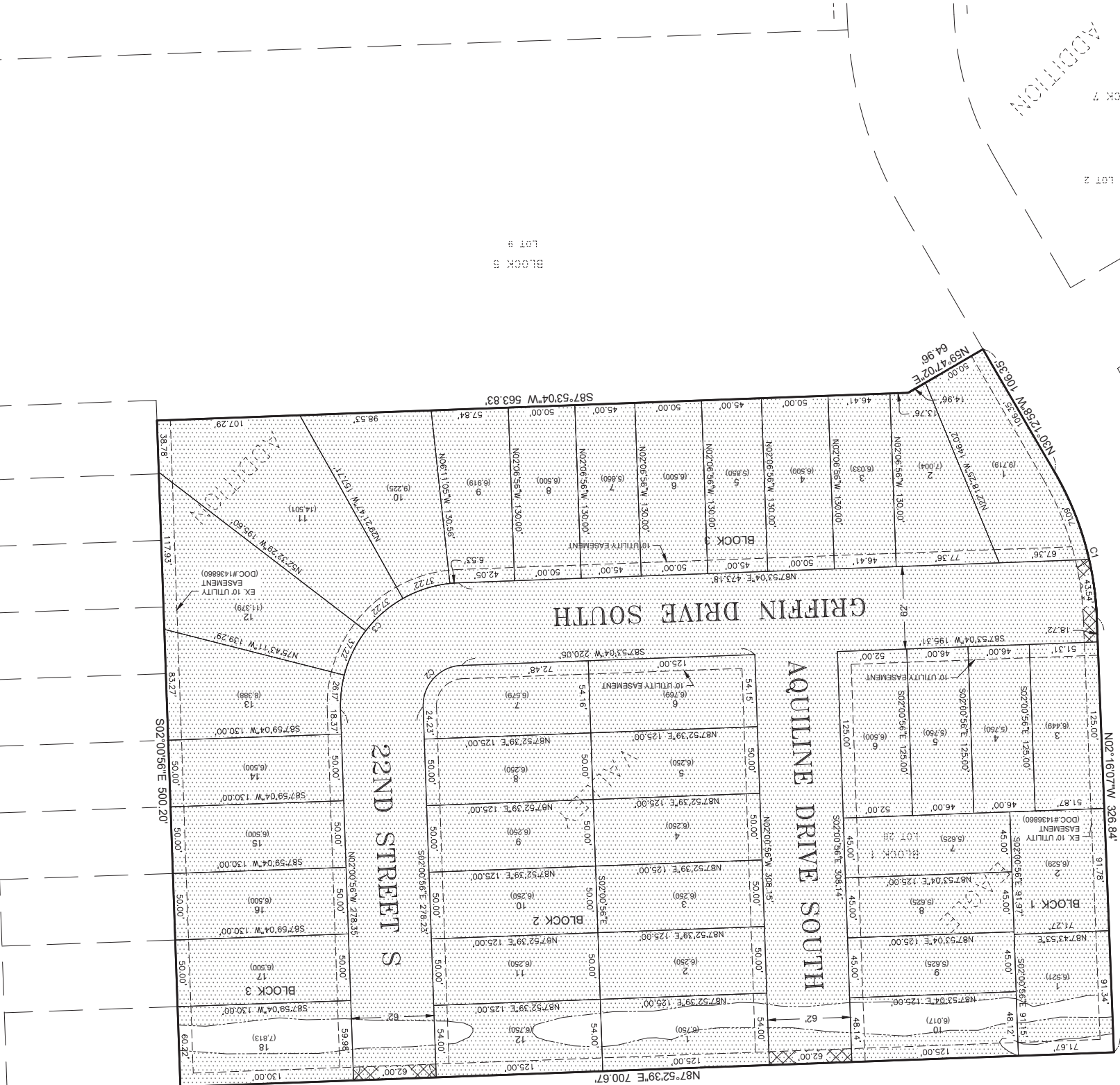
LEGEND

- Set Monument (5/8" Rebar, w/cap LS-27292)
- Found Monument
- Lot Area in Square Feet
- Plat Boundary
- Block Boundary
- Lot Line
- New Easement Line
- Existing Easement Line
- Existing Property Line
- 100 yr. Flood Plain
- Existing 10' Utility Easement To Be Vacated With This Plat

- NOTES:
- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
 - UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
 - PART OF THIS PLAT FALLS IN FLOODPLAIN ZONE 'AE' ACCORDING TO FEMA FIRM MAP 38017C0790G WITH AN EFFECTIVE DATE 1/16/2015. THE BASE FLOOD ELEVATION IN THIS AREA IS 808.5' (NAVD83) ACCORDING TO FEMA CONTOUR DATA DERIVED FROM CITY OF FARGO 2011 FLOOD MAPS.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHL
C1	114.63'	235.00'	27°56'52"	N16°14'32"W 113.49'
C2	47.07'	30.00'	89°54'00"	N42°56'04"E 42.39'
C3	144.35'	92.00'	89°54'00"	N42°56'04"E 129.99'

21ST STREET S.



23RD STREET S.

24TH STREET S.

Maggie Squyer

From: Denis MacLeod <...>
Sent: Sunday, October 25, 2020 6:06 PM
To: Maggie Squyer
Subject: Eagle Valley Fourth Addition

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Dear Maggie Squyer,

When we moved into our home, I noticed the rapid development of subdivisions to the west of Davies High School. I knew the Park District owned the undeveloped land adjacent to and west of our home. I called and left a message with the Park District Executive Director Dave Leker. He kindly returned my call and said that the Park District had no plans to sell the land and would if developed hold the land for a future hockey facility.

I am alarmed to learn that a developer has now purchased the land with the intention of building closely spaced homes and a dense concentration of multi-family homes.

Green space is at a premium and should receive more of a priority in urban development. Governor Burgum has noted the urban sprawl that has affected Fargo. That sprawl leads to spiraling public safety concerns and maintenance costs to cover an ever-larger Fargo footprint. As it is, summer street maintenance and snow removal are sporadic and incomplete at best on our street. Adding to that burden doesn't bode well for an improvement.

Please consider retaining the area as green space. Once the opportunity to preserve the land is lost, we all will lose.

Respectfully,

Denis and Mary MacLeod
7319 21st St S
Fargo, ND 58104

Get [Outlook for iOS](#)

Maggie Squyer

From: Cara Keller
Sent: Sunday, October 25, 2020 7:10 PM
To: Maggie Squyer
Subject: Written protest to proposed zoning change - Eagle Valley 4th Addition

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Hi Maggie,

This letter is to voice my protest to the zoning change in the Eagle Valley 4th Addition to the greenspace between 21st Street S and 23rd Street S. The zoning should remain the same - as promised to area home buyers. I will not begin to review how unethical this is now that every house has been built along 21st St S. All involved surely are well aware of the crooked nature of this proposed zoning change. They all know what they would think if it was their neighborhood. They all know this is for the profit of a certain person(s). I will state if this zoning change goes through in some fashion I will pursue credits to the specials I paid to live in this area with the large undeveloped space. Keep this city true to its homeowners.

Best,
Cara Keller



Virus-free. www.avast.com

Maggie Squyer

From: Andrea Fogderud
Sent: Monday, October 26, 2020 6:30 PM
To: Maggie Squyer
Cc: ANDREA F
Subject: Fargo Planning Commission - Eagle Valley 4th Addition: Proposal Denial

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Maggie Squyer, Assistant Planner:

I am writing this letter to voice my concern and disappointment as a resident within Eagle Valley on 21st St S in Fargo. I received a recent letter describing the proposal that would change the zoning from the aforementioned area from current public and Institutional state to single and/or multi-dwelling (Lot 20 Block 5).

When choosing to build a new home, I specifically chose the immediate area as I was advised by my builder and realtor that this land was reserved for further green space or public use for Fargo parks. I also specifically chose an area that was free of any apartment buildings, so choosing this specific plot of land was very intentional. You can imagine my dismay in knowing that I made my very substantial purchase under the guise that I would continue to have some green space within my view for my child.

I am writing this to convey my adamant rejection of this proposal as a current, long-term resident of this neighborhood! I am not the only resident who has these same concerns over how we were explained this land was slated to be used. This is the direct opposite of what the residents have been advised while choosing this neighborhood. As Fargo swallows up the nearby landscape, be thoughtful and proactive in leaving more green space for our children, current and future residents, as we were told it would be!

In addition to lack of green space, adding more homes and multi-dwelling spaces will quickly cramp the current park as well as fill the roads with even more traffic, making it unsafe for our children to enjoy our peaceful neighborhood.

Please submit this as my official statement as I am not able to attend to read this in person during the meeting. Please respond with any further information you need from me or the other current neighbors in my area.

Andrea Fogderud
7424 21st St S
Fargo, ND 58104
701. .

Maggie Squyer

From:
Sent: Tuesday, October 27, 2020 2:37 AM
To: Maggie Squyer
Subject: greenspace between 21st st s and 23rd st s on Tue Nov 3 docket

CAUTION: This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

Maggie:

It is my opinion that the Fargo Planning Commission should deny the application requesting the zoning change for the greenspace located between 21st St S and 23rd St S. As a nearby resident, I do not want to see any multiple family dwellings in this location. My recommendation is to keep it as a greenspace, as that was the original plan.

Tim Schmidt
7455 20th St S, Fargo, ND

Maggie Squyer

From: Nikki Carden <
Sent: Tuesday, October 27, 2020 7:50 AM
To: Maggie Squyer
Subject: 21st St and 23rd St S

***** CAUTION: This email originated from an outside source. Do not click links or open attachments unless you know they are safe. *****

Maggie Squyer,

My family wanted to express our concerns about the green space between 21st S & 23rd St S. We strongly want this to be denied for single family homes and multiple family dwellings. We have two young daughters who enjoy that area. Also we are concerned about the safety of adding at least 70 families plus their vehicles with the overwhelming added traffic that will add. We frequent the water park, the walking trails, and the parks. We feel safe here and also enjoy it. We absolutely do not want to be robbed of that.

Thank you for listening to our concerns. And I hope a decision will be made to keep the existing neighborhood families happy, and not the developer.

Travis & Nikki Carden
7418 20th St S
Fargo, ND 58104

Sent from my iPhone

Maggie Squyer

From: Jim Miller or James Miller
Sent: Tuesday, October 27, 2020 12:17 PM
To: Maggie Squyer
Subject: Zoning Change Application

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Ms Squyer and Fargo Planning Commission Members:

We are writing today AGAINST the application requesting a zoning change to the land located between 21st St S and 23rd St S located in Fargo.

Our address is 7494 21st St S in Fargo (straight South of Davies HS football field). We have lived here since 2018 and enjoy the quiet neighborhood with a pond across the street and one of the many parks that Fargo offers. Several nights ago, we signed a petition AGAINST a Zoning Change Application.

Our signing a petition AGAINST the change is based on the fact that this property had been sold to the Parks Department a few years ago.

Many present home owners along 21st St S (back side of the proposed development of which we are not) were told there was no plans or intentions for this land to be developed into anything other than possible added park space or some sort of water features making the neighborhood more attractive, raising real estate values, etc. Quite the Marketing ploy. Now, it has been sold back to the developer with a platted development design for single family dwellings and possible duplexes/40 unit apartment building.

After talking to the Davies HS Superintendent recently we have learned that they are near maximum enrollment numbers of 1350 students. Adding additional housing/duplexes/apartment building would add to the neighborhood population increase/addition vehicles in the area/possible accidents/and overall additional congestion might also be a concern. Don't get the wrong idea. We are all for progress in Fargo as it effects everyone, but, the developer should consider another option for this area.

Perhaps you may or may not have thought of this, so we have provided your Commission some considerations/ideas below for said above property.

1. Leave the current mound of dirt in place for Winter sledding opportunities for children and seed grass for Summer
2. Outdoor ice-skating rinks w/warming house
3. Allow Davies HS Agriculture classes to plant trees or garden spots within the area
4. Roller skating rinks are coming back. Build a rink and give HS students employment there (like the Davies HS pool in the Summer) year round.
5. Provide a drive-through donut/coffee shop attached to said rinks above, run by Davies HS for fundraising efforts.

Thank you for your consideration of this letter.

/signature/

James A (Jim) and Adeline A (Ade) Miller
7494 21st St S

Maggie Squyer

From: Tamra McCullough
Sent: Tuesday, October 27, 2020 1:33 PM
To: Maggie Squyer
Subject: Planning Commission - Eagle Valley Addition

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October 27th 2020

To the members of the Fargo Planning Commission:

I respectfully request the members of the commission decline the request to rezone the Eagle Valley Park of Eagle Valley Addition.

We purchased our home, which backs up to the area under consideration, in the spring of 2017 knowing that the area behind us was a designated green space area between our neighborhood and the future neighborhood along the east side of 25th street. I even verified this information with the development company Eagle Ridge prior to signing and was shown the map of the area which designated the area as a park.

Now the commission has before it a plan to re-zone the area for a different development company's plans that even goes against the covenants we were given for Eagle Valley, which includes the following declarations:

NOW, THEREFORE, Developer declares that the Property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, reservations, easements, liens and charges (sometimes referred to as "covenants and restrictions") set forth in this Declaration.

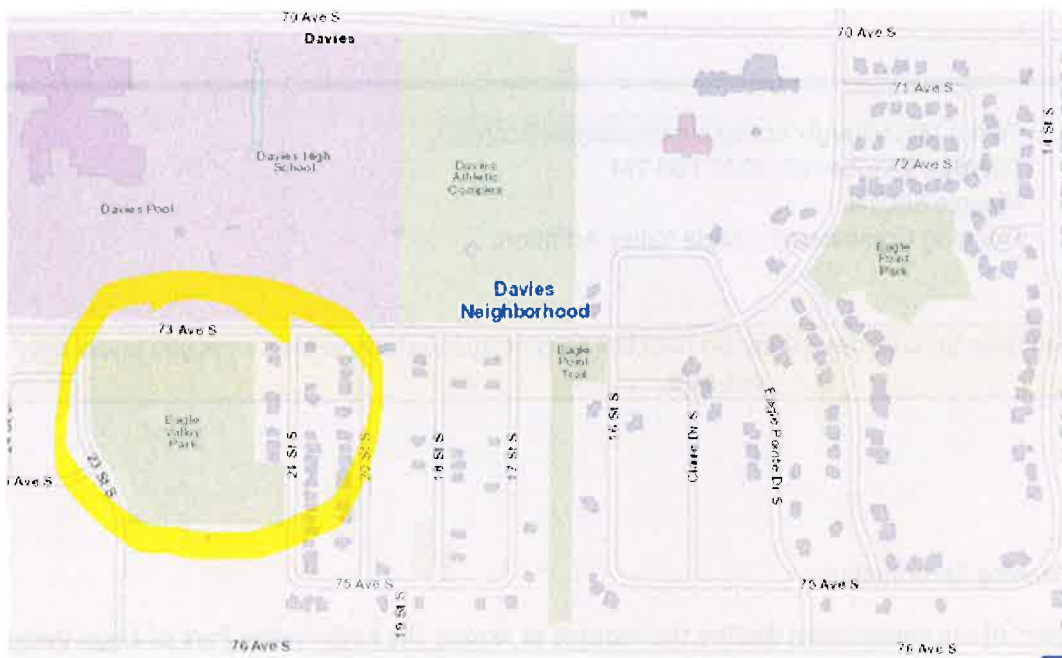
D. Each Lot will be restricted to construction of one single family detached residence with either a two or three car attached garage. Detached garages may be approved, provided they are constructed as part of the design style and are constructed with the same exterior materials as the house. No lean-to, car-port, or vehicle storage building detached from the residence will be permitted, without the written approval of the Review Committee.

G. All residences shall have a minimum two-car garage. Three-car garages are encouraged.

H. No residence shall exceed two and half stories in height when viewed from the street.

Article IV: 1. Land Use and Building Type. All Lots zoned residential shall be used for single family purposes only. No improvements or structures whatsoever, other than a private dwelling house, swimming pool, Review Committee approved outbuildings, garages and fences (subject to limitations hereinafter set forth) may be erected, placed or maintained on any Lot on the Property.

This is the map that still resides on City of Fargo website: it clearly states the area under review is Eagle Valley Park.



We love our neighborhood and the park is part of that. We enjoy the rabbits, ducks, geese and the grouse that I lovingly refer to as my chickens. As a community we have done enough damage to the environment, why do we need to develop this area as well when it was already designated as a park? If it must be developed, please consider soccer fields or a splash pad to compete with the family friendly neighborhoods in West Fargo.

Additionally, the park is always FULL of water in the spring giving us Eagle Valley lake for almost three months of the year. Should the area be developed where will this water go - my basement? What guarantee is the new developer going to give this neighborhood about the water flow and property values? Their plans will devalue the area including the surrounding areas such as the Madelynn area and the environment. This is only about money for them, for the residents this is about our families and our community.

The commission is holding my family's future in its hands. We chose the neighborhood due to the known open green space and enjoy being able to watch the festivities at the high school and the pool in the summer. We truly do not want to sell but will seriously have to consider since this proposed change goes against all we were promised about our neighborhood. A sale that will no longer be as strong as it once would have been with the proposed new development on the verge of being approved by the commission.

There are so many options for a family friendly, eco-friendly area for the area already deemed a park for the Eagle Valley Addition of Fargo. Please consider the benefits to the residents and high school by leaving this area a green space.

Thank you for your time and serious consideration of the requests of the families within the Eagle Valley community. We are counting on you to protect our family homes.

Sincerely,

Tamra F Schmidt McCullough and family

Maggie Squyer

From: Natalie Tuchscherer
Sent: Tuesday, October 27, 2020 5:50 PM
To: Maggie Squyer
Subject: Planning Commission Concerns

CAUTION: This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

I recently received a notice that the Fargo Planning Commission will determine if they approve or deny the zoning request for the greenspace on 21st St and 23rd St just south the Davies High School. I wanted to take a moment to voice my concern for the way this piece of land has been dealt with. I originally lived on 20th St in a rental from Meridian Management when there were only 7 homes up in the area. My family liked the neighborhood, park and people so much that I purchased a house a few doors down. While making the decision to purchase the fact that it was a nice neighborhood in an upcoming area, located near the school with a great park around a pond weighed in on my decision. Now it is being proposed to turn that great area into several small homes on 50 foot lots.... Even more, there are talks of a large apartment building. If I had been handed that information up front about the development I would chose differently. Carefree investments, my realtor and the zoning assignments assured me this would remain park space. This WILL make my resale options dimmish greatly so the answer isn't for me to pick up and move, its for the commission to make a decision that was already previously made.... The land should be greenspace surrounding a park.

I have been told there is a petition going around to stop this rezoning, I would like my name added to that petition per my email request.

Thank you,

Natalie Tuchscherer
VISIONBank

Vice President | www.visionbanks.com
461200 nmls |



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October 27, 2020

Fargo Planning Commission
225 4th Street North
Fargo, ND 58102

Dear Sirs:

In regard to the proposed rezoning of the tract of land located at 7300 23rd Street South, I would like to file a formal protest to changing the zoning of the property. The residents around and near the property feel that changing the zoning gives reasonable suspicion that fraudulent activity is occurring. Everyone that built homes in this area was told that the developer had sold the land to the Parks Department and the land would be a park or undeveloped greenspace indefinitely. Now just a few months after the last home bordering this space has been built, a notice arrives stating there is an application requesting rezoning of the space to allow for single and multi-dwelling homes to be built on the property.

With a small amount of investigation, it has been determined that the developer that sold the property to the Parks District had a first right of refusal clause in the sale agreement to be able to buy the property back at the same price the developer sold it for. No additions for real estate taxes, special assessments or any other costs that would have been incurred had the developer maintained ownership of the property were required to be added to the resale cost of the property. When using public dollars to purchase land this appears to be a questionable at best arrangement. Somewhat of a conflict of interest that the Parks District could purchase a property and know that if the plans for the property change that they will have no way to recoup the costs that taxpayers had to bear to obtain the property in the first place.

With all of the homeowners along 21st Street South that borders the green space being told by developers, contractors, realtors and even the parks district that this property would not be developed into housing, they purchased their properties in good faith, knowing this area would remain undeveloped and they, their children, and their pets would be able to have access to the space for years and years to come.

They would not have to be concerned about the development of the land causing potentially unsafe traffic conditions for their children or friends that want to go across the street to use the water park. They wouldn't need to be concerned with changes to the lower lying land affecting water drainage and negatively impacting the condition of their yards or basements. They wouldn't need to be concerned about multi-dwelling housing reducing long-term property values or increasing area police calls. They wouldn't have to be concerned that anyone living directly across the street from a water park could end up being a predator, pedophile or other criminal that can come with the transient population that more frequently comes in multi-dwelling residential properties. For these reasons, they were willing to pay top dollar for their properties adjacent to the greenspace. The actions of the Park District to sell the land back to the developer raises reasonable suspicion that an agreement was in place all along and this would constitute criminal activity having taxpayers pick up the tab for taxes and assessments that should have been being paid by the developer all along not to mention the fraudulent tactics used to increase the value and salability of property adjacent to the land.

ND Statue chapter 11-27 requires public notice of sale of public lands and the land is to be sold to the highest bidder. Where and when was such notice published? How could the Parks District enter into a contract with a first right of refusal at a set price knowing that could well be in violation of statutory requirements?

Pursuant to the facts and circumstances and unanswered questions, it appears on the surface that statutory practices were not followed and there is reasonable suspicion that the developer had intentions to develop this property all along. There is reasonable cause to believe the "sale" of the property to the parks department subject to a first right of refusal restriction at a set price was not a legal contract provision and as such the sale back to the developer is also not a legal transfer.

The existing residents of the Eagle Valley subdivision, would prefer the land be retained by the Parks District and like to formally request that the zoning of the property located at 7300 23rd St South, Fargo ND remain unchanged. We feel the safety and reduced strain on existing infrastructure provided by the greenspace would be much better use of the land than additional residential development.

In the event the commission chooses to recommend the rezoning of the property for residential development:

1. There is no need to include any multi-dwelling residential zoning in the plan whatsoever, as existing residents oppose that use of the property and there is already an overabundance of available rental property in the area.
2. There should be **significant** compensation awarded to the existing residents of the subdivision and particularly to the property owners adjacent to the subject property for the city's failure related to the good-faith purchases that included representations that will be now be contradicted by these actions.

In the event you do not believe these facts and circumstances are sufficient to not change the zoning and that no significant compensation is due to homeowners, we will request a formal investigation into the activity and of the process used by the Parks District and/or other departments involved in the dealings with this property.

Please see the attached petition signed by many residents of the existing area surrounding the subject property that I was able to obtain signatures from on such short notice. We are all opposed to the rezoning and genuinely believe the property's best use is that of public greenspace. Having 100% of the residents whom I was able to contact be in agreement that the zoning should not change, it seems clear that the planned greenspace owned by the Park District should be retained and no change to zoning should be allowed.

Your thoughtful attention to this matter is greatly appreciated.



Christopher Ford
For the benefit of
Benjamin and Rachel Klinger
7329 21st Street South
Fargo, ND 58104

Maggie Squyer

From: Sarah Glasser
Sent: Thursday, October 29, 2020 10:24 AM
To: Maggie Squyer
Subject: EAGLE VALLEY 4TH ADDITION

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Many people buying lots in our neighborhood were told there were no plans or intentions for this land to be developed into anything other than park space / or water feature - making this neighborhood more attractive to residents. Now months later ,after final homes have been built, zoning has changed?? There is already so much activity with the Davies High School/Games/Waterpark already.

Can we respect having more green space available in the Fargo community? It comes hard to find. The reason we built a home here is because there were no neighboring apartment building or multi family dwellings. Now we might anticipate a decrease in the value and attraction of our property because someone, once again, wants to profit.

Please respect this community and the many families that moved here for the sake that we appreciate our current neighborhood.

-Cabler residence.

Maggie Squyer

From: Destrie Overmoe
Sent: Thursday, October 29, 2020 10:37 AM
To: Maggie Squyer
Subject: Eagle Valley 4th Addition

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Hello,

I writing this email to oppose the rezoning request of taking 7300 23rd St S & changing it from park to single & multi-family dwellings.

When we bought our house (7429 18th St S) in 2019, we were told that area was a public park, which influenced our purchase of our house. We specifically moved further south to have more open space to play & spend time with our children.

If this area is rezoned, many families who reside in the Eagle Valley neighborhood will be upset. We're a family neighborhood & we all use that space to play with our children & pets.

If this area is taken away, my family & I will reconsider our length of time staying in the neighborhood.

Thanks,

Destrie M Overmoe

Maggie Squyer

From: John Cabler
Sent: Thursday, October 29, 2020 11:14 AM
To: Maggie Squyer
Subject: Apartment Eagle Valley

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Im writing this e-mail with concerns of the proposed 40 unit dwelling in Eagle Valley 4th addition. We purchased our house being told that was going to stay green space! I believe this will de-value my home. Seems very convenient that the meeting is at 3pm knowing most people are still at work sounds like this will be pushed through no matter what! Davies High School is pushing max capacity let alone put an apartment in to throw on top of the matter. There is numerous apartments to the north I dont see why there has to be more this is ridiculous tired of being fed lies by developers and city

Eagle Valley Resident

Rezoning of Eagle Valley Park

We purchased our home in May 2017 and our backyard faces the area listed on various websites as Eagle Valley Park, 7300 23 Ave S. At the time of purchase, Jordahl Homes told us we had an added bonus to our home as the land directly behind us would not be development because it was Fargo Park. While we were so excited to hear this amazing news, I was quite skeptical of the statement. I did call the development company to confirm and received confirmation that the area was indeed zoned as park.

Over the years, we have been eagerly awaiting to see what the park district created. We presumed they were waiting for the remaining lots to be completed and allowing Dirt Dynamics a temporary dumping location close to the development. We knew that the big dirt pile and all the various mounds of dirt were not the park's intent for the area but enjoyed the area as it was for fun winter activities and watching the wildlife in the area throughout the seasons. We even would have our kids go pick up trash in the area that had blown in from builders. However, our excitement to live by park district land was abruptly taken away in mid-November when a letter from the City of Fargo arrived stating the park land was to be-zoned to 28 single family homes and multi-family homes.

For almost four years, we've been anxiously awaiting the development of the area by the Park District, only to learn that our park district elected commissioners had sold our designated park area to a developer for his economic gain. We had no idea what the intent of use was for the park district and honestly didn't really care just knowing that it was owned by the Park District made the area much more appealing. Why would we have anticipated anything else after all in a May 21st, 2020 Fargo Forum article, park commission candidate Morgan stated, "she would try to think of more ways to get residents outside at all times of the year. She also said more vegetation in the city, such as trees and community gardens, adds to a healthy atmosphere." Apparently from her vote to sell the land, it was just another empty promise by an elected official.

According to the park district's meeting minutes from September, Eagle Ridge Development submitted a proposal to buy back the land from the park district for \$400,000, which is contrary to the statement by the new executive park director, who appeared very eager to support and defend the developer's decision to develop the land in the planning commission meeting, that the park district approached Eagle Ridge to sell back the property. Eagle Ridge's proposal was reviewed and approved at the meeting. Interestingly it was Commissioner Morgan that second the motion of the sale; however, in the planning meeting she stated other concerned homeowners have previously bought land to stop development. Ironically, she never gave the neighborhood a chance for such an option since she moved to sell the zoned park land to a developer wanting to destroy the neighborhood by adding more development to an already congested area.

We knew when moving out to the Davies area that the growth of Fargo was going to soon erode our beautiful sunset view and we would only temporarily be able to watch the farmers plant and harvest the great crops of ND around us. We did however have the knowledge that we would have park district land behind us to accommodate the influx of people to the area. We now face growth of multiple backyard neighbors on what was to be developed by the park district and to add insult to injury the homes on the southside of the new proposed development will now have our developed playground park area for a backyard. Eagle Ridge sees their development as progress; however, as a homeowners and tax paying members of this community, we see the situation has having been sold out by our elected park district

LETTER OF OPPOSITION RECEIVED BETWEEN THE NOVEMBER 3RD AND DECEMBER 1ST PLANNING COMMISSION MEETINGS

commissioners and potentially the planning commission and the elected city commissioners that are the verge of approving the rezoning of Eagle Valley Park.

Respectfully submitted by greatly disappointed homeowners: Shane and Tamra McCullough, Eagle Valley November 24, 2020

fargoparks.com/parks-and-facilities

JSU Sign In Stage BI MOVEit NDUS Campus Sol... WorkZone FAMIS Admin Facilities Managem... NDUS Campus Con... Document Imaging... Inbox (1) - cakesbyt... Pictures --- Distinct... 40 Ways to Reim

Eagle Valley Park

Address:
7300 23rd Street S
Fargo, ND 58104
United States

Facility Details:
Enjoy a bike ride on the trails or slide down one of the six playground slides at Eagle Valley Park. There is also a basketball court, grill, picnic tables and a shelter.

Amenities:

- Basketball Court
- Grill
- Picnic Table
- Playground, ages 2-5
- Playground, ages 5-12
- Recreational Trails
- Shelter - Non-reservable

Map Satellite

Title

Fargo Parks & Facilities

ALL A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Amenities (click to expand)

City of Fargo Staff Report			
Title:	Oak Grove Neighborhood Historic Overlay District	Date:	11/23/2020
Location:	Approximately located on the North by 8th Avenue North, East by Short Street North, South by 6th Avenue North and South Terrance North, and some areas further south towards the Red River, and West between 1st and 2nd Street North	Staff Contact:	Maegin Elshaug
Owner(s)/Applicant:	Carol Pearson	Engineer:	N/A
Reason for Request:	Zoning Change to Apply Historic Overlay to Existing Base Zoning		
Status:	Planning Commission Public Hearing: 12-01-2020		

Existing	Proposed
Land Uses: Residential, Religious Institution, Retail Sales and Service, Office, Schools.	Land Use: Unchanged
Zoning: SR-3, MR-2, LC, GC	Zoning: Unchanged, (with Historic Overlay)
Uses Allowed: SR-3: Single-Dwelling Residential, allows detached houses, daycare centers up to 7 children, parks and open space, religious institutions, safety services, schools, and basic utilities. MR-2: Multi-Dwelling Residential, allows detached houses, attached houses, duplexes, multi-dwelling structures, daycare centers up to 12 children, group living, parks and open space, religious institutions, safety services, schools, and basic utilities. LC: Limited Commercial. Allows colleges, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, basic utilities, offices, off premise advertising signs, commercial parking, retail sales and service, self service storage, vehicle repair, limited vehicle service. GC: General Commercial. Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, adult entertainment centers, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self storage, vehicle repair, limited vehicle service, aviation, surface transportation, and major entertainment events.	Uses Allowed: Unchanged
Maximum Density Allowed: SR-3 = 8.7 units per acre MR-2 = 20 units per acre LC = 55% lot coverage GC = 85% lot coverage	Maximum Density Allowed: Unchanged

Proposal

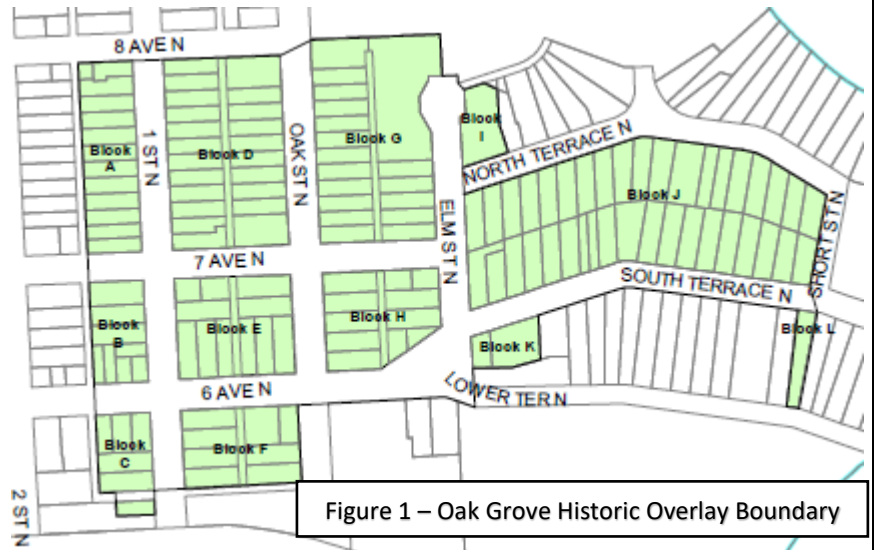
A request was received to establish the Oak Grove Neighborhood Historic Overlay District on properties situated in Fargo, approximately located on the North by 8th Avenue North, East by Short Street North, South by 6th Avenue North and South Terrace North, and some areas further south towards the Red River, and West between 1st and 2nd Street North (See Figure 1). The 175 parcels are primarily zoned residential: with 152 SR-3 zoned lots; 20 MR-2 zoned lots; 2 LC zoned lots; and 1 GC zoned lot. The LC and GC zoned properties have a residential land use.

The Oak Grove Historic Overlay was brought to the Historic Preservation Commission in 2020 by a homeowner within the Oak Grove Neighborhood. After meeting with the Historic Preservation Commission, neighborhood volunteers cataloged the homes by architectural style, year built and took photos of each home in their current state.

This report has been prepared by the staff of the Fargo Department of Planning and Development, but it also includes the actions of the Historic Preservation Commission in their review and recommendation for approval to the Planning Commission and City Commission for the creation of a Historic Overlay District in the Oak Grove neighborhood. In accordance with Section 20-0804 of the Land Development Code, the Historic Preservation Commission is charged with the preservation, protection, and regulation of historic properties within the City of Fargo for the educational, cultural, economic, and general welfare of the public; to safeguard the heritage of the City by preserving and regulating historic properties that reflect elements of its cultural, social, economic, political and architectural history; to preserve the City's economic base by the stimulation of the tourist industry; to establish and improve property values; to foster economic development; to manage growth; to foster civic pride in the beauty and noble accomplishments of the past; and to promote the use of historic properties for the education, pleasure and welfare of the residents of the City of Fargo. To that end, the Historic Preservation Commission has reviewed the Oak Grove Neighborhood Historic Overlay District Development Standards (attached to this report) and concurred they meet the goals and intent of Historic Overlay Districts.

The H-O, Historic Overlay district regulations are intended to:

1. Protect and conserve the heritage of the City;
2. Safeguard the character and heritage of historic districts or landmarks that embody important elements of the City's social, economic, political or architectural history;
3. Promote conservation of historic resources for the education, pleasure and cultural enrichment of residents of the City; and
4. Stabilize and enhance property values throughout historic areas, thus contributing to the improvement of the health and welfare of residents and visitors.



Area Plans:

The subject property is not included in a growth plan or neighborhood land use plan.

Context:

Neighborhood: Horace Mann

Schools: The subject property is located within the Fargo Public School District and is served by Roosevelt and Horace Mann Elementary, Ben Franklin Middle and North High School. Oak Grove Lutheran School is located just west of the subject property.

Parks: Wildflower Grove Park is located in the Horace Mann Neighborhood, just south of the subject property, and provides uses such as picnic tables and recreational trails.

Trails: Located along the east edge of the subject properties is a shared use path trail that runs along the river. This connection links to the metro area bikeway system.

Staff Analysis:**Section 20-0305.E Procedure for Designation of H-O District****1. Areas eligible for inclusion in an H-O District**

Each area for which an H-O district is established must contain at least one site, building, or structure which is an historic resource, as defined in this ordinance.

The proposal includes all or portions of 12 blocks and 175 lots of primarily residential properties and homes constructed largely during the late 19th century and first half of the 20th century, of which the Historic Preservation Commission has concluded are of historic significance and thus are an historic resource.

(Criteria Satisfied)

2. Report and evidence to be provided prior to enactment of H-O Districts.

Prior to a hearing by the Planning Commission on an application for creation or amendment of an H-O District, the Planning Department staff and the Historic Preservation Commission and staff shall provide in a report, the information and evaluation which will serve as the basis for any proposal to establish an H-O district. The following information shall be included in the required report: (Criteria Satisfied – see below)

a. *Explanation of the reasons that an H-O district should be established for the subject area (with supporting documentation).*

This report in its entirety provides evidence to support the creation of the Oak Grove Historic Overlay District. However, in summary, it is suggested that the district should be established for the following reasons: to protect the area's character-defining features which include its residential nature, period architecture, the pedestrian quality of the streetscape, the relationship of primary to secondary structures, and the relationship of the built environment to public open space. **(Criteria Satisfied)**

b. *A description of the area to be included within the boundaries of the H-O district. Such description must include a narrative description, maps, property addresses and parcel numbers. The narrative description must describe existing land uses, the condition of*

structures, architectural styles, historic status, environmental features in the area, and other relevant information.

The proposed Oak Grove Neighborhood Historic Overlay District (see Figure 1 above) includes the area bounded on the North by 8th Avenue North, East by Short Street North, South by 6th Avenue North and South Terrance North, and some areas further south towards the Red River, and West between 1st and 2nd Street North. The table in Appendix A of the attached Oak Grove Neighborhood Historic Overlay District Special Development Standards identifies all of the individual properties included in the Oak Grove Neighborhood Historic Overlay District. Each property is described by parcel number, address, original style, block letter, year built and type of building. **(Criteria Satisfied)**

c. An analysis of the character-defining features within the proposed H-O district. This section will identify the elements within the proposed district that give the district its historic character.

The most important character-defining elements identified in the Oak Grove H-O District are:

1) Historic significance: Age of Construction, Neighborhood Development, Demolition, Design, Historic Persons, and Interesting Features:

Age of Construction: Majority of the homes within the proposed overlay district were built prior to 1952.

Design: Prevalent architectural styles include, but are not limited to, Gable Front, Craftsman, Stick, Cottage and Dutch Colonial.

The Oak Grove Neighborhood features tree-lined streets, front porches on most houses, and sidewalks, all of which contribute to a pedestrian-friendly environment. Though there are exceptions, for the most part garages are detached and located to the rear of homes.

Neighborhood History:

See attached "Oak Grove Historical Overlay District Historical Narrative".

2) Residential Neighborhood

The Oak Grove Neighborhood is a residential neighborhood of primarily detached homes in mixed style and scale.

3) Pedestrian quality of the streetscape

The character of this neighborhood is defined by the pedestrian quality of the streetscape. Sidewalks are present throughout the district and building facades are articulated in a way that engages the street and does not overwhelm the pedestrian.

a. **Scale.** Structures built in this district are characterized by both roof shape and the general pattern of building footprints. As is typical of this architectural period, pitched roofs are the norm.

b. **Porches.** A residential porch, open or enclosed, is a design element that consciously transitions a person from public to semi-public to private space. It matches the home and often articulates details of the styling of the home and is an element that engages the pedestrian.

c. **Front yards.** Front yard spaces are traditional, with the standard being represented by the pattern: curb, boulevard, sidewalk, lawn, foundation planting, house

4) Relationship of primary and secondary structures

Garages and accessory structures do not dominate the streetscape of the primary structure on a property. Garages for most of the properties in the Oak Grove Neighborhood are set back from the main house, detached, and located toward the rear half of the yard.

5) Relationship of the Built environment to Trees and Public Open Space:

Oak Grove Neighborhood streets are lined by shade trees that contribute to a canopy over the street. As in many older neighborhoods, the tree canopy has seen some decline in recent years. Oak Grove Wildflower Park is located just south of the proposed Oak Grove Historic Overlay District.

- d. Recommended guidelines, standards and policies to be included in the regulations for the proposed H-O district pertaining to preservation or future development. Examples include signage, architectural character, building height, setbacks, and vehicular and pedestrian circulation patterns.**

See attached "Oak Grove Historic Overlay District Special Development Standards".

(Criteria Satisfied)

- e. The recommendation of the Historic Preservation Commission regarding the application shall be reported to the Planning Commission and the Board of City Commissioners.**

On November 17, 2020, the Historic Preservation Commission unanimously recommended approval of the Oak Grove Neighborhood Historic Overlay District to the Planning Commission and City Commission. **(Criteria Satisfied)**

- f. A recommendation from the staff of the Planning Department regarding the establishment of the proposed H-O district, and the specific recommended wording for the proposed ordinance to facilitate implementation of the ordinance and to ensure clarity and consistency with other historic districts and other provisions of the Land Development Code. The report may also include any other recommended implementation measures deemed necessary to further the goals and objectives of the proposed H-O district.**

The Planning Department is recommending approval of the proposed Oak Grove Neighborhood Historic Overlay District. **(Criteria Satisfied)**

Zoning Criteria 20-0906.F (1-4)

In addition to the regulations cited above, the LDC stipulates that the Planning Commission and Board of City Commissioners shall also consider the following criteria in their review of an overlay zoning designation request. Proposed zoning map amendments that satisfy all of the following criteria may be approved:

- 1. The requested zoning change is justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map;**

Staff is unaware of any zone map error. Staff suggests that the proposed zone change to establish a historic overlay zoning district is justified by a change in the following conditions: 1) community interest to preserve the historic character and period architecture of the homes within the neighborhood; 2) strong support by the Historic Preservation Commission to establish an overlay zoning district to protect and preserve the historical nature of the neighborhood and structures; and 3) the support of the community as a whole to protect and support core residential neighborhoods as is garnered via the GO2030 Fargo Comprehensive Plan update. Staff therefore finds that the zoning changes are justified by a change in conditions. **(Criteria Satisfied)**

2. The City and other agencies will be able to provide necessary public services, facilities, and programs to serve the development allowed by the new zoning classification at the time the property is developed;

The proposed overlay zoning district will have little impact on the city's ability to provide the necessary public services, facilities, and programs to serve the development. The change will require additional planning staff review for exterior changes that require building permits and, at times, review and action by the Historic Preservation Commission if a substantial change to an existing structure is proposed or if a new structure or demolition of a structure is proposed. The city and other agencies are able to provide these services. **(Criteria Satisfied)**

3. The approval will not adversely affect the condition or value of property in the vicinity;

Staff has no documentation or evidence that the approval of this overlay zoning district would adversely affect the condition or value of the property in the vicinity. Research provided by the Historic Preservation Commission suggests that the application of a historic overlay to properties actually enhances the value of affected property over time. In most cases the overlay bolsters the local economy from tourism and new families moving into the neighborhood or community from other towns, because of the overlay. As with all zone change petitions, the City has notified the affected property owners within the proposed overlay district as well as all property owners within 300 feet of the perimeter of the overlay district. As of the publication of this report, staff has received eight (8) inquiries, with two (2) letters received that are included in this packet. As stated earlier, the proposed overlay is intended to protect the condition and value of properties within the Oak Grove Neighborhood Historic Overlay district by providing guidelines for any construction or expansion project that requires a permit. **(Criteria Satisfied)**

4. The proposed amendment is consistent with the purpose of this LDC, the applicable Growth Plan and other adopted policies of the City.

The purpose of the LDC is to implement Fargo's Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo. Staff suggests that the proposed historic overlay zoning district is supported by the existing city plans and policies and GO2030. Therefore, staff finds that this proposal is consistent with the purpose of the LDC, the applicable Growth Plan and other adopted policies of the City. **(Criteria Satisfied)**

Historic Preservation Commission (11-17-2020) recommendation:

The Historic Preservation Commission unanimously recommended approval of the Oak Grove Neighborhood Historic Overlay District to the Planning Commission and City Commission.

Staff Recommendation:

Suggested Motion "To accept the findings and recommendations of the Historic Preservation Commission and staff and hereby recommend approval of the Oak Grove Historic Overlay District to the City Commission on the basis that the proposal satisfactorily complies with the GO2030 Comprehensive Plan, Section 20-0305.E.1 & 2 (a-f), Section 20-0906.F (1-4), and all other applicable requirements of the Land Development Code."

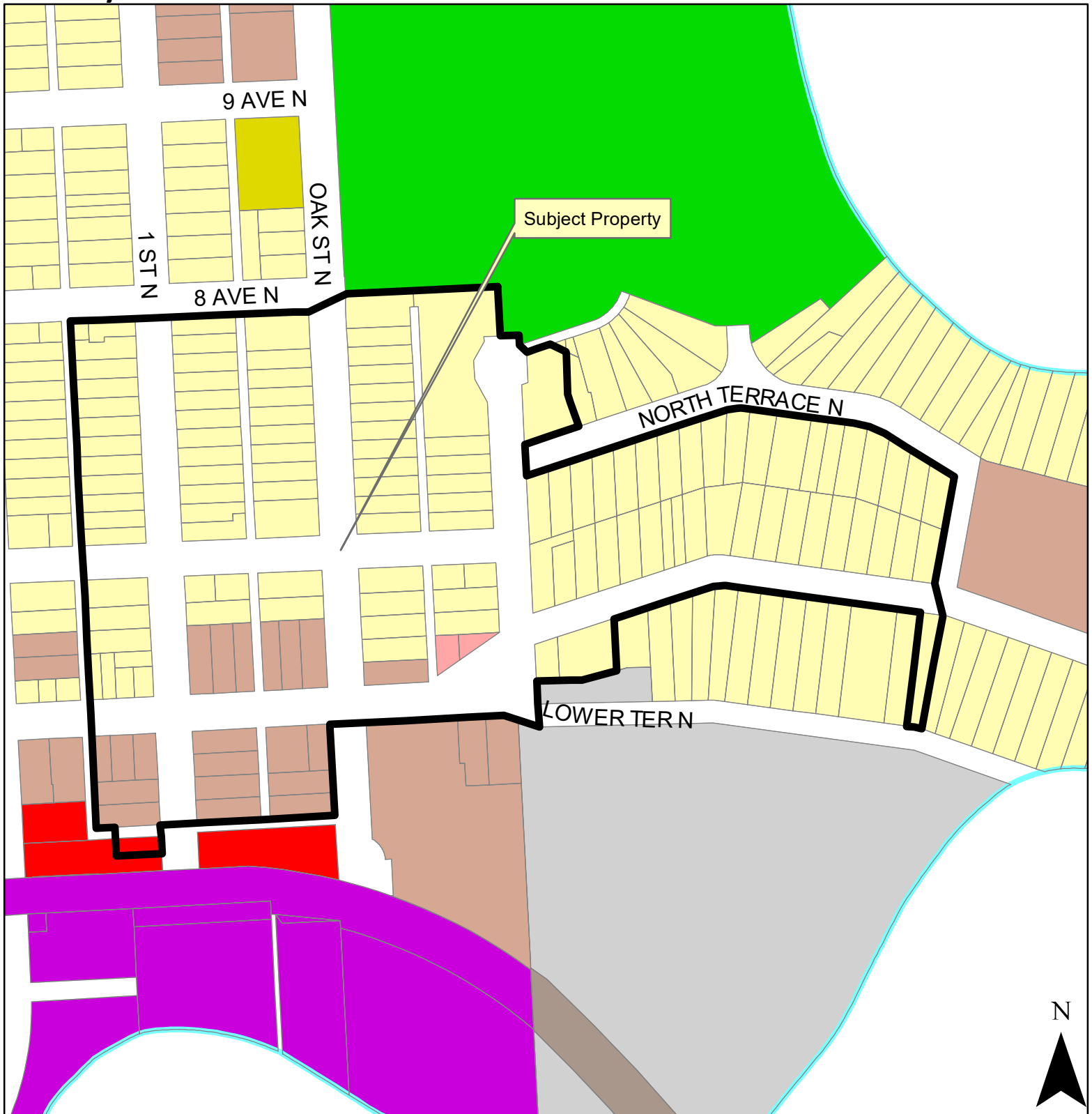
Planning Commission Recommendation:

Attachments

1. Zoning Map
2. Location Map
3. Historic Overlay Information
4. Public Comment

Zone Change (to establish a Historic Overlay District)

Oak Grove Addition, Lindsays Addition
Keeney & Devitts Second Addition



Legend



200

Feet

Zone Change (to establish a Historic Overlay District)

Oak Grove Addition, Lindsays Addition
Keeney & Devitts Second Addition



Oak Grove Historical Overlay District Application

Historical Narrative

Written by Carol Pearson and Mary Zipfel

Survey work by Mac Butler, Jackie Smith, Mary Jo Cayley, Mary Zipfel, Maggie Svir, Diane Elkin, Carol Pearson

Historically, the Oak Grove neighborhood has been one of the few identifiable, small scaled residential neighborhoods close to downtown. Most of the other neighborhoods have been overtaken by commercial and institutional land uses (Sanford Hospital, etc.).

The borders of this application include the area bounded on the west by the alley between 1st and 2nd St. N, on the north by 8th Ave. N, on the south by 5th Ave. N, Wildflower Grove Park, and Lower Terrace N, on the east by Oak Grove Park and Oak Grove School. The area of 1st, Oak, and Elm Streets, and 8th, 7th and 6th Avenues serves as part of the historic Oak

Grove extended neighborhood: this is emphasized by several historic neighborhood businesses that existed there, including a nursery greenhouse, a grocery store, and a gas station, in addition to the streetcar line that ran to downtown (though none of these exists today).

Oak Grove Park itself contains three historic structures that reflect Depression-era federal work relief programs: two shelter buildings and the granite stone entry gates.

Oak Grove School retains much of its pastoral qualities, making it an eastern boundary of the neighborhood. With regard to architectural styles, Steve Martens states: "most of the houses in the neighborhood are either modest, Late-Gothic Revival influenced gable-fronted 'mechanics cottages': or modest, gable-fronted bungalows. The scale, styles, ad setbacks give the neighborhood a consistent, somewhat uniform appearance. These were working class residences constructed speculatively from 1895 to the 1930s to serve mechanic/labor trades working nearby in the historic downtown area. Most of the developable residential parcels were developed prior to World War II, with only a few modest infill residences developed late in the historic period of significance" (Martens, section 7, page 4).

Martens notes that the Oak Grove neighborhood has withstood major floods at least ten times within the past 120 years, and affirms that "early planners builders, and property owners clearly understood the mechanics of the river and consciously balanced the attractive riparian neighborhood setting with the risks of living 'close to the edge'." (Martens, section 7, page 4).

The cohesion of the neighborhood and the unified spirit is most evident during times of flood fights, but the neighborhood has also come together, for example with the Oak Grove Neighborhood Association, formed in the 1990s to advocate for the interest of the residential property owners. The neighborhood is currently part of the larger Horace Mann Neighborhood Association.

The improved earthen levees have improved flood protection for the inner core of historic residential properties; the changes have also led to a more direct access/connection to the river corridor.

As Martens states, "from the earliest of planned development... land planning made intentional use of the natural landscape features of this setting, evidenced by the layout of the streets, lots, and overall neighborhood appearance throughout the historical period of significance. This commitment to take advantage of the natural landscape was continued with the planning, layout and design of Oak Grove as a

civic park amenity. It is important to the integrity of the Oak Grove residential neighborhood that the park amenity and the private school campus remain intact and continue as an extension of the residential community. Other landscape and spatial features continue to unify the neighborhood in terms of feeling and associations. Abundant vegetation, streets flanked by mature elms, bur oaks, and boxelders, wide strips of grass on the boulevard area between streets and sidewalks, uniform front yard setbacks, and extensive foundation plantings typify the Oak Grove neighborhood setting... The neighborhood retains the strongly pastoral, park-like character that historically attracted people to develop homes in this location” (Martens, section 7, page 7).

Martens describes the two historic periods during which the majority of the houses in the neighborhood were built: “The initial period of growth... occurred during and after the Second Dakota Boom, roughly from 1898-1914. The architectural fabric of Oak Grove reflects this period... through the large number of gable-fronted mechanic’s cottages. A second period of expansion occurred between 1914 and 1922 with the growth of Oak Grove as a ‘suburban’ neighborhood for middle-class families. This period was stimulated in part by installation of the streetcar line (Fargo Street Railway) that extended to serve the Oak Grove neighborhood. An important style of dwelling that found widespread popular acceptance during this time period was the bungalow.. “(Martens, section 7, page 8). Some of these also reflected a Craftsman-style influence, further characterized by “deep, overhanging eaves and gables, supporting roof brackets at gable ends and exposed rafter ends at the eaves, paired or grouped sets of windows, frequently using 3:1 or 4:1 double hung window sashes.” There are also some Period-Revival, including Colonial Revival, houses scattered throughout the neighborhood.

In addition to the classification types of houses, the patterns of the neighborhood as it evolved contains information about the historic events that shaped the community; one example is the “insertion of small, detached garages at the back of lots associated with the displacement of the early streetcar service with private automobiles” (page 10).

The neighborhood is rich with stories of individual residents. One continuing pattern is the presence of many artists and writers; within recent decades, these include Sue Poitras, Jamie Penuel, Mary Jo Cayley, David Martinson, David Pink, Steve Poitras, Rachel and Tom Gillen, Jeff Reed, etc.

Historic patterns of the Oak Grove neighborhood reflect:

1. Strong designed relationships to transportation routes
2. Purposeful site planning and design character of yards and open space
3. A consistent character and condition of housing
4. Designs associated with one of two main chronological periods
5. Distinctive landscape design and maintenance
6. Identifiable shared amenities (like the adjacent school and park, as well as the relationship to the river corridor)
7. A strongly unified expression of patterns of local history

As Martens affirms, “In terms of local perception, the Oak Grove residential neighborhood is widely regarded (by neighborhood residents and the larger community) as a distinct, identifiable, and unified neighborhood setting” (page 11).

We feel that an Historic Overlay District is important for the continued existence of this treasure in Fargo Moorhead.

OAK GROVE NEIGHBORHOOD HISTORIC OVERLAY DISTRICT SPECIAL DEVELOPMENT STANDARDS

A. Authority

In accordance with Section 20-0305.C of the Fargo Land Development Code, the following special development standards or regulations shall apply to all properties (new and existing) within the Oak Grove Neighborhood Historic Overlay District.

B. Properties

Appendix A (beginning on page 10) identifies all of the individual properties included in the Oak Grove Neighborhood Historic Overlay District. Each property is described by address, block number, type of building, style of architecture, and year built.

C. Definitions

1. **Historic Neighborhood Structure (HNS)** is a structure that was built within the Historic Overlay District boundaries at the time the original addition(s) was developed. For the purposes of this Historic Overlay, properties built before 1952 are considered an HNS. Houses built after 1952 that are doing exterior renovations should consider the Style section of this document as a guide.
2. **Open Space** is defined in Section 20-1202(43) of the Fargo Land Development Code as “an outdoor, unenclosed area, located on the ground or on a roof, balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, but not including roads, parking areas, driveways or other areas intended for vehicular travel”.
3. **Principal Building** refers to the primary structure on a property, i.e. a house or commercial structure.
4. **Accessory Building or Structure** refers to a structure that is subordinate to the principal building, i.e. a garage, shed, or guest house.
5. **Style** is the vocabulary used to classify structures according to their appearance, structure, materials, and historic period. The styles of the Historic Neighborhood Structures within the Oak Grove Neighborhood Historic Overlay District are characterized by:
 - overall scale and relationship of height to width
 - façade proportions and relationship of solids to voids
 - window/door size, design, and operation
 - size, shape and proportions of entrances and porches
 - materials, texture, and pattern
 - roof forms

- orientation, spacing, and site coverage of structures
- landscaping, walls, and fences

Style Reference: A Field Guide to American Houses, Virginia and Lee McAlester, Alfred A. Knopf, Inc., 1984.

D. Certificate of Appropriateness

In accordance with Section 20-0912 of the Fargo Land Development Code, no building permit shall be issued for the following until a Certificate of Appropriateness has been reviewed and approved in accordance with said Section 20-0912: *(Note: A Certificate of Appropriateness is required **only if** a building permit is required)*

1. Any change to the **exterior** appearance of any principal building, accessory building or structure. *(Note: A Certificate of Appropriateness is not applicable for **interior** changes)*
2. Any **new construction** of a principal building, accessory building or structure.
3. The **demolition** of any principal building, accessory building or structure.
4. The **moving** of any principal building, accessory building or structure.
5. Placement or construction of a **sign**.

E. Exemptions

1. Post-1952 Structures

With respect to residential structures built after 1952 and before the effective date of this ordinance, said structures shall be exempt from the requirement of obtaining a Certificate of Appropriateness prior to obtaining a building permit for any change to the exterior appearance of any principal building, accessory building or structure. Owners or permittees of such structures are encouraged to conform with the style elements of this ordinance.

2. Government Agency Owned Property

Any property that is owned by a government agency will be exempt from this ordinance.

3. Flood Protection

Any property that the City of Fargo purchases from high-risk, flood prone areas will be exempt from this ordinance. Property buyouts allow for a significantly stronger primary line of protection by reducing the number of emergency measures required to protect the people and property located in high-risk areas.

F. Special Development Standards – General

1. Open Space

At least 70% of a parcel's front yard shall be maintained as open space.

2. Front Yard Parking

Except for parking on driveways that run through the front yard to a garage, no parking is allowed in the front yard.

3. Side Yard Fencing

Stand-alone side yard fencing shall terminate a minimum of 2-feet behind the front façade of the principal structure.

G. Special Development Standards – Exterior Renovation

In conjunction with Section 20-0912.C(1) of the Fargo Land Development Code, the City Planner shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the exterior renovation of a Historic Neighborhood Structure's principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved. Substitute materials are permissible if matching the existing material is not technically or economically feasible.

1. Principal Building

a. Exterior Cladding

1. Exterior cladding shall match the original principal building in design, dimension, detail, texture, and pattern.
2. If the principal building is void of its original exterior cladding, full replacement cladding shall be of a design compatible with the historic style of structures located within the district. Repair or partial replacement of non-original exterior cladding shall be exempt from this regulation.

b. Windows and Doors

1. Windows and doors shall match the original principal building in design and operation.
2. If the principal building is void of its original windows or doors, replacement windows and doors shall be of a design compatible with the historic style of structures located within the district.
3. Window or door openings shall not be increased or decreased by more than 10% in dimension or total area. Any changes in dimension or area will require review by the Fargo Historic Preservation Commission.

c. Roofs

1. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original in design, dimension, detail, texture, and pattern.
2. Skylights are prohibited on all roof planes parallel to and facing the street.

d. Entrances, Porches, and Decks

1. A renovated front entrance addition to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door or shall have the first-floor plane in a style compatible with Historic Neighborhood Structure.

2. Accessory Buildings or Structures

- a. Alterations to accessory buildings and structures shall be compatible with the style of the principal building and shall be subordinate to the principal building.

H. Special Development Standards - Additions

In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding an addition to a Historic Neighborhood Structure's principal building, accessory building or structure. A request that satisfies all the following criteria shall be approved. Substitute materials are permissible if matching the existing material is not technically or economically feasible.

1. Principal Building

a. Exterior Cladding

1. Exterior cladding of the addition shall match the original principal building in design, dimension, detail, texture, and pattern.
2. If the principal building is void of its original exterior cladding, the cladding of the addition shall match the existing cladding of the principal structure.

b. Windows and Doors

1. Windows and doors of the addition shall match the original principal building in style, design and operation.
2. If the principal building is void of its original windows or doors, the window and doors of the addition shall match the existing principal building.
3. A garage door of an attached, front-yard entered garage addition shall not exceed 10 feet in width or 8 feet in height. A double-stall garage will require 2 doors.

c. Roofs and Dormers

1. The roof form of an addition to the principal building shall be consistent with the roof style and pitch of the principal building.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of the original principal building.

3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.
 4. The reconstruction or addition of dormers to an existing principal building, or the addition of dormers to an addition to a principal building shall be consistent with the style of a Historic Neighborhood Structure.
 5. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original principal building in design, dimension, detail, texture, and pattern.
 6. If the roof of the principal building is void of its original functional and decorative features, the roof of the addition shall match the existing roof of the principal structure.
 7. Skylights are prohibited on all roofs parallel to and facing the street.
- d. Entrances, Porches, and Decks
1. A new front entrance addition to the principal building shall face the street.
 2. A new front entrance addition to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door or shall have the first-floor plane in a style compatible with Historic Neighborhood Structure.
 3. Reconstruction of an open or screened porch (not an enclosed porch which provides year-round living space) which was historically a part of the original principal building shall be allowed to be rebuilt, and as may be necessary to accurately reconstruct, shall be allowed to vary by right from any existing zone district setback standards of the Fargo Land Development Code. The burden of establishing that a porch was part of the original structure is the owner's burden, not the City's.
 4. Decks are prohibited in front yards.
 5. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.
- e. Height and Elevation
1. The height of a new addition to a principal building shall not exceed the overall scale of a HNS with a maximum eave height of 25 feet.
 2. The height of a new addition to the principal building shall not be greater than the height of the principal building, except in the case of a second story addition to a single-story principal building, the result of which is the creation of a two-story principal building consistent with a HNS.

2. Accessory Buildings or Structures

- a. Additions to existing accessory buildings or structures shall be subordinate in scale and compatible with the design and style of the principal structure.
- b. An addition to an existing accessory building that does not meet the dimensional setback standards of the LDC and does not increase in total floor area of the existing accessory building by more than 40%, is permissible by right, provided that: 1) the existing non-conforming setback is not increased; 2) the property line from which the non-conforming setback is determined is verified by a registered land surveyor; and 3) the new accessory building addition is limited in height to no more than one-story with 10-foot maximum sidewalls.

I. Special Development Standards - New Construction

In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the new construction of a Historic Neighborhood Structure's principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

1. Principal Building

- a. Proportion
 1. The size and mass of the principal building in relation to open spaces, windows, door openings, porches, and balconies, must be visually compatible with the structures and places to which it is visually related.
 2. The relationship of the width of the principal building to the height of the front elevation must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.
 3. The relationship of solids to voids in the front facade of a principal building must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.
 4. The relationship of the principal building to the open space between it and adjoining structures must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.
- b. Exterior Cladding
 1. The relationship of the materials, detail, and pattern of the facade of a principal structure must be visually compatible with structures and places to which it is visually related.
- c. Windows and Doors
 1. The relationship of the width of the windows and doors to the height of windows and doors in the principal structure must be visually

compatible with historic structures within the Oak Grove Neighborhood Historic District.

2. Any garage door visible from the street shall not exceed 10 feet in width and 8 feet in height.

d. Roofs and Dormers

1. The roof shape of the principal building must be visually compatible with structures, to which it is visually related.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of an HNS.
3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.
4. Dormers of the principal building shall be consistent with the style of the structure.
5. Skylights are prohibited on all roofs parallel to and facing the street.

e. Entrances, Porches, and Decks

1. The front entrance of the principal building shall face the street.
2. The front entrance to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door or shall have the first-floor plane in a style compatible with Historic Neighborhood Structure.
3. Decks are prohibited in front yards.
4. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.

f. Height and Elevation

1. The height of the principal building must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.
2. The height of the principal building shall not exceed the overall scale of HNS with a maximum eave height of 25 feet.
3. The principal building shall be constructed to have the first-floor plane in a style compatible with Historic Neighborhood Structure.

2. Accessory Buildings or Structures

- a. New accessory building or structures shall be subordinate in scale and compatible with the design and style of the principal building.
- b. Except Historic Neighborhood Structures designed with an attached garage, all garage structures shall be in the rear yard. Any garage door visible from the street shall not exceed 10 feet in width or 8 feet in height.
- c. Reconstruction (including its enlargement by up to 40% in total floor area) of an existing accessory building, which does not meet the dimensional setback

standards of the Fargo Land Development Code, is permissible by right, provided that: 1) the existing non-conforming setback is not increased; 2) the property line from which the setback is determined is verified by a registered land surveyor; and 3) the new accessory building is limited in height to no more than one-story with 10-foot maximum sidewalls.

J. Special Development Standards - Demolition

In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the demolition of a principal building, accessory building or structure. A request that satisfies the following criteria shall be approved.

1. The requested demolition is justified by the state of deterioration, disrepair and structural stability of the structure, or the building has been condemned.
2. The requested demolition is not detrimental to the overall style of the historic district.
3. The requested demolition is consistent with the purpose of the Comprehensive Plan and other adopted policies of the City.

K. Variance of Special Development Standards

To allow for a variance of hardships that may arise from the strict application of any of the foregoing Special Development Standards, the Historic Preservation Commission may consider requests to deviate from any applicable standard(s) and allow for an exception(s). A two-thirds vote of the Historic Preservation Commission is required for approval of any exception to the Special Development Standards.

Oak Grove Neighborhood Historic Overlay District Boundary Map



APPENDIX A – List of Properties

Graphic above indicates overlay boundaries with blocks identified by letter. Block letters (A–L) correspond to “list of properties” that follows. The boundary includes 175 parcels.

PARCEL NUMBER	PROPERTY ADDRESS	HOUSE STYLE	BLOCK	YEAR BUILT	TYPE
01-1760-00500-000	746 1 St N	Bungalow	A	1920	Single Family
01-1760-00490-000	110 8 Ave N	Gable Front	A	1922	Single Family
01-1760-00480-000	740 1 St N	Post Victorian	A	1908	Single Family
01-1760-00470-000	734 1 St N	Post Victorian	A	1920	Single Family
01-1760-00460-000	732 1 St N	Bungalow	A	1900	Single Family
01-1760-00450-000	730 1 St N	Post Victorian	A	1904	Single Family
01-1760-00440-000	728 1 St N	Cross Gabled	A	1900	Duplex
01-1760-00430-000	724 1 St N	Cross Gabled	A	1895	Triplex
01-1760-00420-000	718 1 St N	Post Victorian	A	1894	Single Family
01-1760-00410-000	716 1 St N	Bungalow	A	1892	Single Family
01-1760-00400-000	708 1 St N	Post Victorian	A	1916	Single Family
01-1760-00390-000	706 1 St N	Gable Front	A	1917	Single Family
01-1760-00380-000	111 7 Ave N	Gable Front	A	1915	Duplex
01-1540-03220-000	620 1 St N	Cross Gabled	B	1898	Single Family
01-1540-03210-000	616 1 St N	Gable Front	B	1915	Single Family
01-1540-03200-000	612 1 St N	Bungalow	B	1915	Single Family
01-1540-03190-000	109 6 Ave N	Gable Front	B	1905	Single Family
01-1540-03180-000	111 6 Ave N	Cottage	B	1905	Single Family
01-1540-03170-000	107 6 Ave N	Post Victorian Hip Roof	B	1905	Single Family
01-1540-03160-000	604 1 St N	Post Victorian	B	1908	Single Family
01-1540-03150-000	101 6 Ave N	Bungalow	B	1905	Single Family
01-1540-02110-000	512 1 ST N	Post Victorian	C	1901	Single Family
01-1540-02120-000	516 1 ST N	Undefined	C	1985	Single Family
01-1540-02130-000	108 6 Ave N	Gable Front	C	1900	Single Family
01-1540-02135-000	104 6 Ave N	Bungalow	C	1931	Apartment
01-1540-02137-000	106 6 Ave N	Post Victorian Gable Front	C	1900	Single Family
01-1540-02100-000	510 1 St N	Cottage	C	1905	Single Family
01-1760-00510-000	747 1 ST N	Gable Front	D	1905	Single Family
01-1760-00520-000	745 1 ST N	Cross Gable	D	1880	Single Family
01-1760-00530-000	739 1 ST N	Post Victorian	D	1914	Single Family
01-1760-00540-000	733 1 ST N	Cross Gable	D	1914	Single Family
01-1760-00550-000	729 1 ST N	Cross Gable	D	1920	Single Family

01-1760-00560-000	725 1 ST N	Cross Gable	D	1915	Single Family
01-1760-00570-000	723 1 ST N	Gable Front	D	1882	Single Family
01-1760-00580-000	721 1 ST N	Contemporary	D	2015	Single Family
01-1760-00590-000	713 1 ST N	Cross Gable	D	1949	Single Family
01-1760-00600-000	707 1 ST N	Bungalow	D	1973	Single Family
01-1760-00610-000	703 1 ST N	Gable Front	D	1902	Single Family
01-1760-00620-000	701 1 ST N	Gable Front	D	1918	Single Family
01-1760-00660-000	710 OAK ST N	Bungalow	D	1922	Single Family
01-1760-00671-000	714 OAK ST N	Bungalow	D	1922	Single Family
01-1760-00671-000	712 OAK ST N	Hip Roof Cottage	D	1920	Single Family
01-1760-00680-000	716 OAK ST N	Cross Gable	D	1920	Single Family
01-1760-00690-000	720 OAK ST N	Cottage	D	1923	Single Family
01-1760-00700-000	724 OAK ST N	Gable Front	D	1920	Single Family
01-1760-00710-000	726 OAK ST N	Cross Gable	D	1914	Single Family
01-1760-00720-000	734 OAK ST N	Bungalow	D	1936	Single Family
01-1760-00730-000	740 OAK ST N	Cross Gable	D	1895	Single Family
01-1760-00740-000	744 OAK ST N	Cross Gable	D	1897	Single Family
01-1760-00640-030	702 OAK ST N UNIT C	Undefined	D	1966	Condo
01-1760-00640-060	702 OAK ST N UNIT F	Undefined	D	1966	Condo
01-1760-00640-050	702 OAK ST N UNIT E	Undefined	D	1966	Condo
01-1760-00640-010	702 OAK ST N UNIT A	Undefined	D	1966	Condo
01-1760-00640-020	702 OAK ST N UNIT B	Undefined	D	1966	Condo
01-1760-00640-080	702 OAK ST N UNIT H	Undefined	D	1966	Condo
01-1760-00640-040	702 OAK ST N UNIT D	Undefined	D	1966	Condo
01-1760-00640-070	702 OAK ST N UNIT G	Undefined	D	1966	Condo
01-1540-03270-000	71 6 AVE N	Gable Front	E	1897	Single Family
01-1540-03280-000	67 6 AVE N	Post Victorian	E	1910	Single Family
01-1540-03290-000	63 6 AVE N	Craftsman Bungalow (modified)	E	1923	Conversion
01-1540-03300-000	51 6 AVE N	Revival	E	1905	Single Family
01-1540-03310-000	59 6 AVE N	Post Victorian	E	1905	Single Family
01-1540-03320-000	55 6 AVE N	Post Victorian	E	1905	Single Family
01-1540-03330-000	616 OAK ST N	Gable Front	E	1907	Single Family
01-1540-03340-000	618 OAK ST N	Post Victorian	E	1922	Single Family
01-1540-03355-000	74 7 AVE N	Post Victorian	E	1915	Single Family
01-1540-03357-000	64 7 AVE N	Post Victorian	E	1921	Single Family
01-1540-03360-000	615 1 ST N	Post Victorian	E	1910	Single Family
01-1540-01920-000	512 OAK ST N	Post Victorian Gable Front	F	1907	Single Family

01-1540-01930-000	514 OAK ST N	Post Victorian Gable Front	F	1907	Single Family
01-1540-01940-000	52 6 AVE N	Gable Front	F	1902	Duplex
01-1540-01950-000	60 6 AVE N	Hip Roof Cottage	F	1902	Single Family
01-1540-01960-000	521 1 ST N	Colonial Revival	F	1922	Single Family
01-1540-01970-000	517 1 ST N	Hip Roof Cottage	F	1914	Single Family
01-1540-01980-000	513 1 ST N	Hip Roof Cottage	F	1914	Single Family
01-1540-01990-000	509 1 ST N	Story Gable Front	F	1901	Conversion
01-1760-00750-000	747 OAK ST N	Gable Front	G	1954	3 Plex
01-1760-00760-000	743 OAK ST N	Cross Gable	G	1914	Single Family
01-1760-00770-000	737 OAK ST N	Bungalow	G	1959	Duplex
01-1760-00780-000	733 OAK ST N	Bungalow	G	1972	Duplex
01-1760-00790-000	727 OAK ST N	Gable Front	G	1905	Single Family
01-1760-00800-000	725 OAK ST N	Gable Front	G	1915	Single Family
01-1760-00810-000	711 OAK ST N	Gable Front	G	1914	Single Family
01-1760-00820-000	709 OAK ST N	Gable Front	G	1924	Single Family
01-1760-00830-000	707 OAK ST N	Cross Gable	G	1915	Single Family
01-1760-00840-000	705 OAK ST N	Gable Front	G	1895	Single Family
01-1760-00850-000	703 OAK ST N	Gable Front	G	1916	Single Family
01-1760-00860-000	701 OAK ST N	Gable Front	G	1908	Single Family
01-1760-00870-000	702 ELM ST N	Gable Front	G	1917	Single Family
01-1760-00880-000	706 ELM ST N	Cross Gable	G	1915	Single Family
01-1760-00890-000	708 ELM ST N	Gable Front	G	1915	Single Family
01-1760-00900-000	714 ELM ST N	Gable Front	G	1915	Single Family
01-1760-00910-000	718 ELM ST N	Gable Front	G	1922	Single Family
01-1760-00920-040	722 ELM ST N UNIT A4	Undefined	G	1976	Apartment
01-1760-00921-010	730 ELM ST N UNIT B1	Undefined	G	1976	Apartment
01-1760-00922-070	746 ELM ST N UNIT C7	Undefined	G	1976	Apartment
01-1760-00922-020	746 ELM ST N UNIT C2	Undefined	G	1976	Condo
01-1760-00921-080	736 ELM ST N UNIT B8	Undefined	G	1976	Condo
01-1760-00921-020	730 ELM ST N UNIT B2	Undefined	G	1976	Condo
01-1760-00921-070	736 ELM ST N UNIT B7	Undefined	G	1976	Condo
01-1760-00921-040	736 ELM ST N UNIT B4	Undefined	G	1976	Condo
01-1760-00921-030	736 ELM ST N UNIT B3	Undefined	G	1976	Condo
01-1760-00922-080	746 ELM ST N UNIT C8	Undefined	G	1976	Condo
01-1760-00922-040	746 ELM ST N UNIT C4	Undefined	G	1976	Condo
01-1760-00922-030	746 ELM ST N UNIT C3	Undefined	G	1976	Condo

01-1760-00922-060	746 ELM ST N UNIT C6	Undefined		1976	Condo
01-1760-00922-050	746 ELM ST N UNIT C5	Undefined	G	1976	Condo
01-1760-00922-010	746 ELM ST N UNIT C1	Undefined	G	1976	Condo
01-1760-00920-080	722 ELM ST N UNIT A8	Undefined	G	1976	Condo
01-1760-00920-030	722 ELM ST N UNIT A3	Undefined	G	1976	Condo
01-1760-00920-070	722 ELM ST N UNIT A7	Undefined	G	1976	Condo
01-1760-00920-020	722 ELM ST N UNIT A2	Undefined	G	1976	Condo
01-1760-00920-060	722 ELM ST N UNIT A6	Undefined	G	1976	Condo
01-1760-00920-010	722 ELM ST N UNIT A1	Undefined	G	1976	Condo
01-1760-00920-050	722 ELM ST N UNIT A5	Undefined	G	1976	Condo
01-1760-00921-060	730 ELM ST N UNIT B6	Undefined	G	1976	Condo
01-1760-00921-050	730 ELM ST N UNIT B5	Undefined	G	1976	Condo
01-1540-03370-000	601 OAK ST N	Craftsman	H	1928	Duplex
01-1540-03380-000	9 6 AVE N	Bungalow	H	1922	Single Family
01-1540-03390-000	5 6 AVE N	Hybrid Contemporary (Art Moderne)	H	1927	3 Plex
01-1540-03400-000	616 ELM ST N	Contemporary Flat Roof	H	1930	Single Family
01-1540-03410-000	620 ELM ST N	Bungalow	H	1897	Single Family
01-1540-03420-000	10 7 AVE N	Gable Front	H	1897	Single Family
01-1540-03430-000	624 ELM ST N	Bungalow	H	1897	Single Family
01-1540-03440-000	619 OAK ST N	Gable Front	H	1895	Duplex
01-1540-03450-000	611 OAK ST N	Gable Front	H	1895	Single Family
01-1540-03460-000	609 OAK ST N	Post Victorian Gable Front	H	1895	Single Family
01-1540-03470-000	607 OAK ST N	Colonial Revival	H	1895	Single Family
01-2200-00758-000	2 NORTH TERRACE N	Undefined	I	1984	Apartment
01-2200-00759-000	2 NORTH TERRACE N	Undefined	I	1984	Apartment
01-2200-00760-000	6 NORTH TERRACE N UNIT 3	Undefined	I	1984	Condo
01-2200-00761-000	6 NORTH TERRACE N	Undefined	I	1984	Condo Style
01-2200-00762-000	6 NORTH TERRACE N UNIT 5	Undefined	I	1984	Condo
01-2200-00763-000	6 NORTH TERRACE N UNIT 6	Undefined	I	1984	Condo
01-2200-00350-000	3 NORTH TERRACE N	Craftsman	J	1921	Single Family
01-2200-00360-000	5 NORTH TERRACE N	Cottage	J	1938	Single Family
01-2200-00370-000	9 NORTH TERRACE N	Cottage	J	1929	Single Family
01-2200-00380-000	15 NORTH TERRACE N	Colonial Revival	J	1929	Single Family

01-2200-00390-000	17 NORTH TERRACE N	Cottage	J	1941	Single Family
01-2200-00400-000	21 NORTH TERRACE N	Cottage	J	1941	Single Family
01-2200-00410-000	25 NORTH TERRACE N	Cottage	J	1938	Single Family
01-2200-00420-000	29 NORTH TERRACE N	Gable Front	J	1924	Single Family
01-2200-00430-000	33 NORTH TERRACE N	Craftsman	J	1922	Single Family
01-2200-00440-000	37 NORTH TERRACE N	Gable Front	J	1922	Single Family
01-2200-00450-000	43 NORTH TERRACE N	Craftsman	J	1920	Single Family
01-2200-00460-000	47 NORTH TERRACE N	Craftsman	J	1921	Single Family
01-2200-00480-000	51 NORTH TERRACE N	Craftsman	J	1926	Single Family
01-2200-00490-000	57 NORTH TERRACE N	Cottage	J	1920	Single Family
01-2200-00500-000	59 NORTH TERRACE N	Colonial Revival	J	1921	Duplex
01-2200-00510-000	61 NORTH TERRACE N	Craftsman	J	1925	Single Family
01-2200-00520-000	65 NORTH TERRACE N	Craftsman	J	1922	Single Family
01-2200-00530-000	69 NORTH TERRACE N	Cottage	J	1922	Single Family
01-2200-00540-000	612 SHORT ST N	Colonial Revival	J	1952	Single Family
01-2200-00550-000	70 SOUTH TERRACE N	Bungalow	J	1927	Single Family
01-2200-00560-000	64 SOUTH TERRACE N	Craftsman	J	1927	Single Family
01-2200-00570-000	62 SOUTH TERRACE N	Hipped Roof	J	1917	Single Family
01-2200-00580-000	60 SOUTH TERRACE N	Gable Front	J	1915	Single Family
01-2200-00590-000	52 SOUTH TERRACE N	Bungalow	J	1916	Single Family
01-2200-00600-000	50 SOUTH TERRACE N	Bungalow	J	1917	Single Family
01-2200-00610-000	44 SOUTH TERRACE N	Gable Front	J	1915	Single Family
01-2200-00620-000	40 SOUTH TERRACE N	Gable Front	J	1955	Single Family
01-2200-00630-000	36 SOUTH TERRACE N	Gable Front	J	1926	Single Family
01-2200-00640-000	34 SOUTH TERRACE N	Gable Front	J	1920	Single Family
01-2200-00650-000	30 SOUTH TERRACE N	Gable Front	J	1914	Single Family
01-2200-00660-000	28 SOUTH TERRACE N	Gable Front	J	1895	Single Family
01-2200-00670-000	26 SOUTH TERRACE N	Gable Front	J	1920	Single Family
01-2200-00680-000	24 SOUTH TERRACE N	Gable Front	J	1920	Single Family
01-2200-00690-000	18 SOUTH TERRACE N	Gable Front	J	1919	Single Family
01-2200-00700-000	16 SOUTH TERRACE N	Gable Front	J	1946	Single Family
01-2200-00710-000	12 SOUTH TERRACE N	Gable Front	J	1919	Single Family
01-2200-00720-000	8 SOUTH TERRACE N	Bungalow	J	1919	Single Family
01-2200-00740-000	4 SOUTH TERRACE N	Post Victorian	J	1919	Single Family
01-2200-00010-000	1 SOUTH TERRACE N	Colonial Revival	K	1908	Single Family
01-2200-00035-000	7 SOUTH TERRACE N	Post Victorian	K	1911	Single Family
01-2200-00220-000	73 SOUTH TERRACE N	Gable Front	L	1914	Single Family

Maegin Elshaug

From: Helen Hanson <hansonorganizing@gmail.com>
Sent: Thursday, October 8, 2020 3:29 PM
To: Maegin Elshaug
Subject: Historic Overlay in Oak Grove Addition

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

My husband and I would like to go on record opposing the proposal to establish an Historic Overlay District to the Oak Grove neighborhood. Our address is 61 North Terrace, which is in the boundary.

A number of years ago when our neighborhood went through a process to be considered an Historic Neighborhood, we were assured this wouldn't affect or limit our rights as homeowners to make changes to our property as we chose. Since that was the case, we didn't object to the proposal.

I think there are ulterior motives driving this proposal. Specifically, there are concerns by a few neighbors that the Oak Grove high school would tear down the houses they own to add parking for their students.

I see the value in allowing Oak Grove to manage their parking issues, as our streets get restricted when there are events at the school.

Personally, I object to the overlay as it could potentially prevent a property owner from making changes and improvements to their property.

--

Sincerely, Jeff and Helen Hanson
hansonorganizing@gmail.com
701-200-0236

Maegin Elshaug

From: Mike Slette <mike.slette@oakgrovelutheran.com>
Sent: Friday, November 20, 2020 1:55 PM
To: Maegin Elshaug
Subject: Historic Overlay District in the Oak Grove Neighborhood

CAUTION: This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

Dear Maegin,

I write this email to share concerns related to the Historic Overlay District designation for “the Oak Grove Neighborhood” and the potential negative impact such a designation could have on Oak Grove Lutheran School’s North Campus.

Within the application reviewed and approved by the Historic Preservation Commission earlier this week, the following mention is made of the school—“Oak Grove School retains much of its pastoral qualities, making it an eastern boundary of the neighborhood.” What is not captured in that reference is that Oak Grove was established on that site in 1906 as Oak Grove Lutheran Ladies Seminary, a high school offering a top quality education for young women from across the state. Jackson Hall was built in 1921 within “the second period of expansion” of the neighborhood, and continues to majestically anchor the east side of the school’s campus. While not physical attributes, it is also important to note that Oak Grove was among the first twenty-five schools in North Dakota to earn accreditation through NCA in 1926, the same year boys were first admitted to the school. All this is to reflect that Oak Grove Lutheran School has been a vibrant and thriving part of the Oak Grove Neighborhood for now over 114 years, today serving more students across both our campuses than any time in the school’s history.

In looking at the map of the proposed Oak Grove Historic Overlay District, empty lots on the north side of N Terrace and the south side of S Terrace indicate many sites formerly occupied by homes. Virtually every one of those sites is now part of City’s flood protection infrastructure meaning those homes were given up for the greater good of the rest of the neighborhood and the community. The City’s approved upgrade of the flood protection infrastructure for the neighborhood coming in 2021 is further evidence of the long-term value of those difficult decisions made over the years.

It is with an eye to the greater good of Oak Grove Lutheran School that I ask the Planning Commission, and the City Commission as appropriate, to consider the impact of the Historic Overlay District designation on the future of the school. A letter written in opposition to the Historic Overlay designation by neighbors Jeff and Helen Hanson refers to a perceived “ulterior motive” to restrict the school’s ability to expand parking at some point in the future. Interestingly enough, the house just to the west of our campus on N Terrace was built in 1952 which, for “...the purposes of this Historic Overlay, properties built before 1952 are considered an HNS [Historic Neighborhood Structure].” Whether ulterior motives or unintended consequences, I’m asking that serious consideration be given to the impact the Historic Overlay District designation would have on Oak Grove’s commitment to fulfill our mission for the benefit of our students, their families and the greater community.

For well over a century Oak Grove Lutheran School has been an important partner in education with the metro area’s other outstanding public and private schools. We intend to continue that tradition for another 114+ years keeping our history and the history of the Oak Grove Neighborhood alive and well. Thank you for your thoughtful discernment.

Warm regards,

Mike

Michael A. Slette

President | Oak Grove Lutheran School

Inspiring students to impact God's world

124 N Terrace, Fargo, ND 58102-3818

Office: 701.373.7116 | Cell: 701.371.5557 | mike.slette@oakgrovelutheran.com



<http://www.oakgrovelutheran.com>

The mission of Oak Grove Lutheran School is to express God's love by nurturing students for academic achievement, lifelong Christian commitment and loving service throughout the world.

**City of Fargo
Staff Report**

Title:	Huynh Kha Addition	Date:	11/23/2020
Location:	1425 Main Avenue	Staff Contact:	Maegin Elshaug
Legal Description:	Part of the Northeast Quarter of Section 12, Township 139 North, Range 49 West of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota		
Owner(s)/Applicant:	Huynh Kha Property, LLC / Dovetail Development, LLC	Engineer:	Mead & Hunt
Entitlements Requested:	Major Subdivision (Plat of a part of the Northeast Quarter of Section 12, Township 139 North, Range 49 West of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: December 1, 2020		

Existing	Proposed
Land Use: Vacant (previously Warehouse)	Land Use: Retail Sales & Service
Zoning: GC, General Commercial	Zoning: unchanged
Uses Allowed: GC – General Commercial. Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, adult entertainment centers, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self storage, vehicle repair, limited vehicle service, aviation, surface transportation, and major entertainment events.	Uses Allowed: unchanged
Maximum Lot Coverage Allowed: 85% building coverage	Maximum Lot Coverage Allowed: unchanged

Proposal:

The applicant is requesting a major subdivision entitled **Huynh Kha Addition**, a one block, one lot subdivision, which is a plat of part of the Northeast Quarter of Section 12, Township 139 North, Range 49 West of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota. The subject property is located at 1425 Main Avenue and encompasses approximately 1.3 acres. The plat is necessary in order to obtain building permits for future development of a grocery store.

The North Dakota Department of Transportation (NDDOT) has programmed federal highway dollars for a 2023 Main Avenue construction project, between University Drive and 25th Street. It is anticipated that the NDDOT will begin project development in 2021. The Engineering Department has noted that there is no approved corridor study for this portion of Main Avenue currently, but have projected the needs as best as possible for right-of-way and have requested 5' of dedication adjacent along the property frontage.

This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

Surrounding Land Uses and Zoning Districts:

- North: Burlington Northern Santa Fe Railroad;
- East: LI, Limited Industrial with commercial uses;

- South: Across Main Avenue is LI, Limited Industrial with commercial and industrial uses;
- West: GC, General Commercial with commercial use.

Area Plans:

No area plans apply.

Context:

Neighborhood: Madison

Schools: The subject property is located within the Fargo School District, specifically the Roosevelt Elementary, Ben Franklin Middle, and North High schools.

Parks: No parks are located within a quarter-mile of the subject property.

Pedestrian / Bicycle: There are no on-road or off-road bicycle facilities adjacent to the subject property.

Staff Analysis:

Subdivision

The LDC stipulates that the following criteria is met before a major plat can be approved:

1. **Section 20-0907(C)(1)(Development Review Procedures – Subdivisions – Major Subdivision) of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development.**
The property is zoned GC, General Commercial, which will accommodate the proposed development. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has not received any public comment or inquiries. **(Criteria Satisfied)**
2. **Section 20-0907.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development, complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**
The property is zoned GC, General Commercial, which will accommodate the proposed development. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has received two calls of inquiry with no noted comments or concerns. **(Criteria Satisfied)**
3. **Section 20-907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**
The City's standard policy is that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles. **(Criteria Satisfied)**

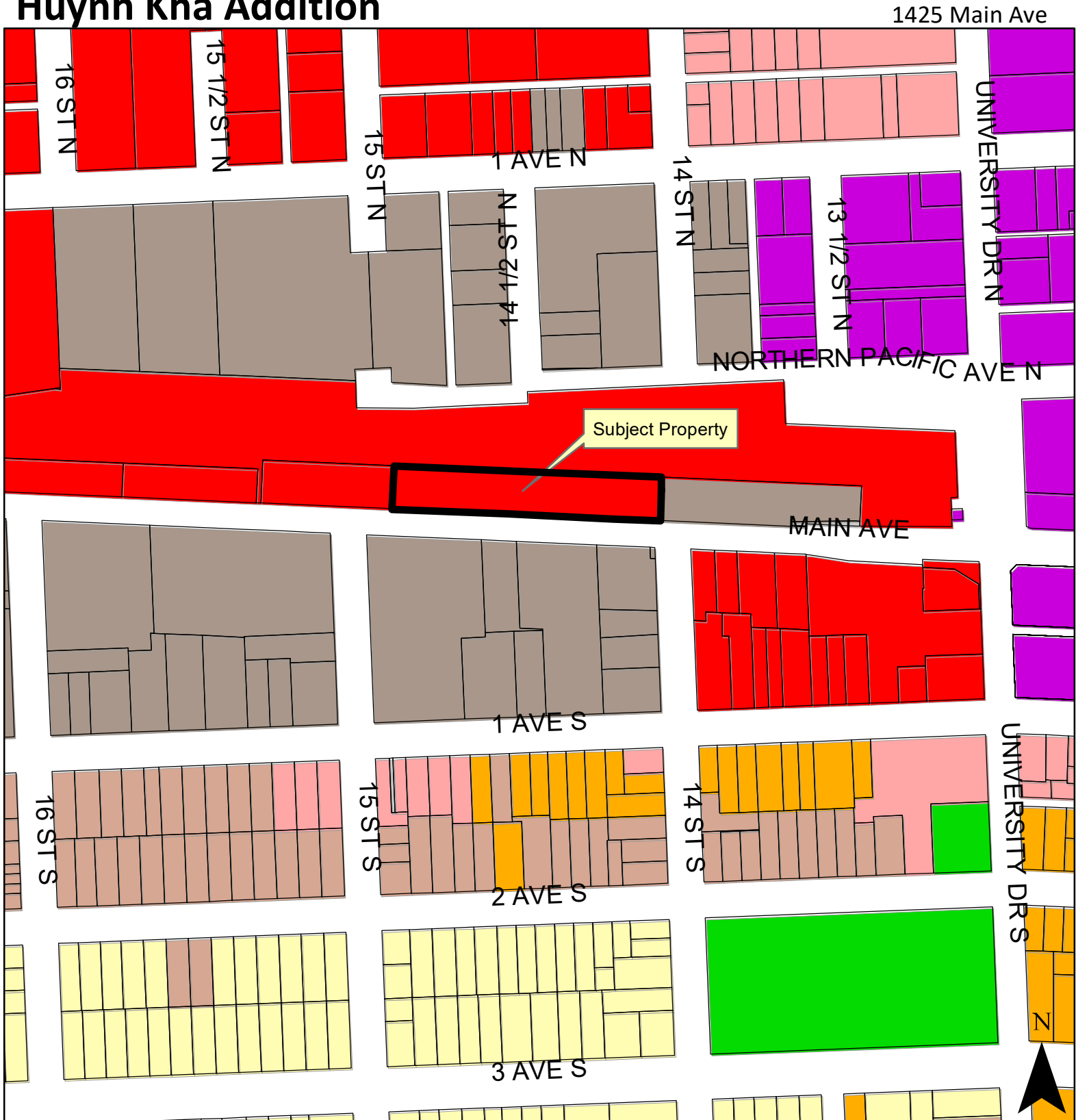
Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed **Huynh Kha Addition** subdivision plat as presented; as the proposal complies with the Go2030 Fargo Comprehensive Plan, Standards of Article 20-06, and Section 20-0907.C(1-4) of the LDC and all other applicable requirements of the LDC."

Planning Commission Recommendation: December 1, 2020
Attachments:
<ol style="list-style-type: none"> 1. Zoning Map 2. Location Map 3. Preliminary Plat

Plat (Major)

Huynh Kha Addition



Legend

AG	LC	MHP	SR-2
DMU	LC	MNC	SR-3
GC	MR-1	PJ	SR-4
GO	MR-2	UMU	SR-5
	MR-3		City Limits

200
feet

Plat (Major)

Huynh Kha Addition

1425 Main Ave



HUYNH KHA ADDITION

A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 139 NORTH, RANGE 49 WEST
OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)

PLAT BOUNDARY DESCRIPTION:

That part of the Northeast Quarter of Section Twelve, in Township One Hundred Thirty-nine North of Range Forty-nine West of the Fifth Principal Meridian, situate in the City of Fargo, County of Cass and the State of North Dakota, described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section Twelve; thence South 02°14'44" East (assumed bearing), along the Easterly line of the Northeast Quarter of said Section Twelve, for a distance of 338.91 feet to a point of intersection with the Easterly extension of and the Northerly Right-of-Way line of Main Avenue; thence North 87°31'35" West along the Easterly extension of and the Northerly Right-of-Way line of said Main Avenue, for a distance of 740.00 feet to the True Point of Beginning; thence continue North 87°31'35" West, along the Northerly Right-of-Way line of said Main Avenue, for a distance of 595.00 feet; thence North 02°25'25" East for a distance of 94.74 feet; thence South 87°34'35" East for a distance of 595.00 feet; thence South 02°25'25" West for a distance of 95.26 feet to the true point of beginning.

Description taken from Warranty Deed Document Number 1574763 dated 10/21/2019.

Said plat contains 56,525 square feet, more or less.

Subject to Easements, Restrictions, Reservations and Rights of Way of Record.

OWNER'S DEDICATION:

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "HUYNH KHA ADDITION" to the City of Fargo, a part of the Northeast Quarter of Section 12, Township 139 North, Range 49 West, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certification of Joshua J. Nelson, Professional Land Surveyor, and that the description as shown in the certificate of the Professional Land Surveyor is correct. We hereby dedicate all Streets, Lanes, Drives, and Utility Easements shown on said plat to the Public.

Owner: Huynh Kha Property LLC

John Huynh, Owner

Sarah Huynh, Owner

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20____, appeared before me, John Huynh,owner and Sarah Huynh, owner, known to me to be the persons whose names are subscribed to the above certificate and did acknowledge to me that they executed the same on behalf of Huynh Kha Property LLC.

Notary Public: _____

Mortgage Holder: Alerus Financial, N.A.

Andrew Hanson, Business Advisor

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20____, appeared before me, Andrew Hanson, Business Advisor known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same on behalf of Alerus Financial, N.A.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Joshua J. Nelson, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this ____ day of _____, 20____.

Joshua J. Nelson, Professional Land Surveyor No. LS-27292

State of North Dakota)
)ss
County of Cass)

On this ____ day of _____, 20____, before me personally appeared Joshua J. Nelson, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this ____ day of _____, 20____.

Brenda E. Derrig, P.E., City Engineer

State of North Dakota)
)ss
County of Cass)

On this ____ day of _____, 20____, before me personally appeared Brenda E. Derrig, Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same as her free act and deed.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this ____ day of _____, 20____.

John Gunkelman, Chair
Fargo Planning Commission

State of North Dakota)
)ss
County of Cass)

On this ____ day of _____, 20____, before me personally appeared John Gunkelman, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of the Fargo Planning Commission.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners and ordered filed this ____ day of _____, 20____.

Timothy J. Mahoney, Mayor

Attest:
Steven Sprague, City Auditor

State of North Dakota)
)ss
County of Cass)

On this ____ day of _____, 20____, before me personally appeared Timothy J. Mahoney, Major, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public: _____

PRELIMINARY

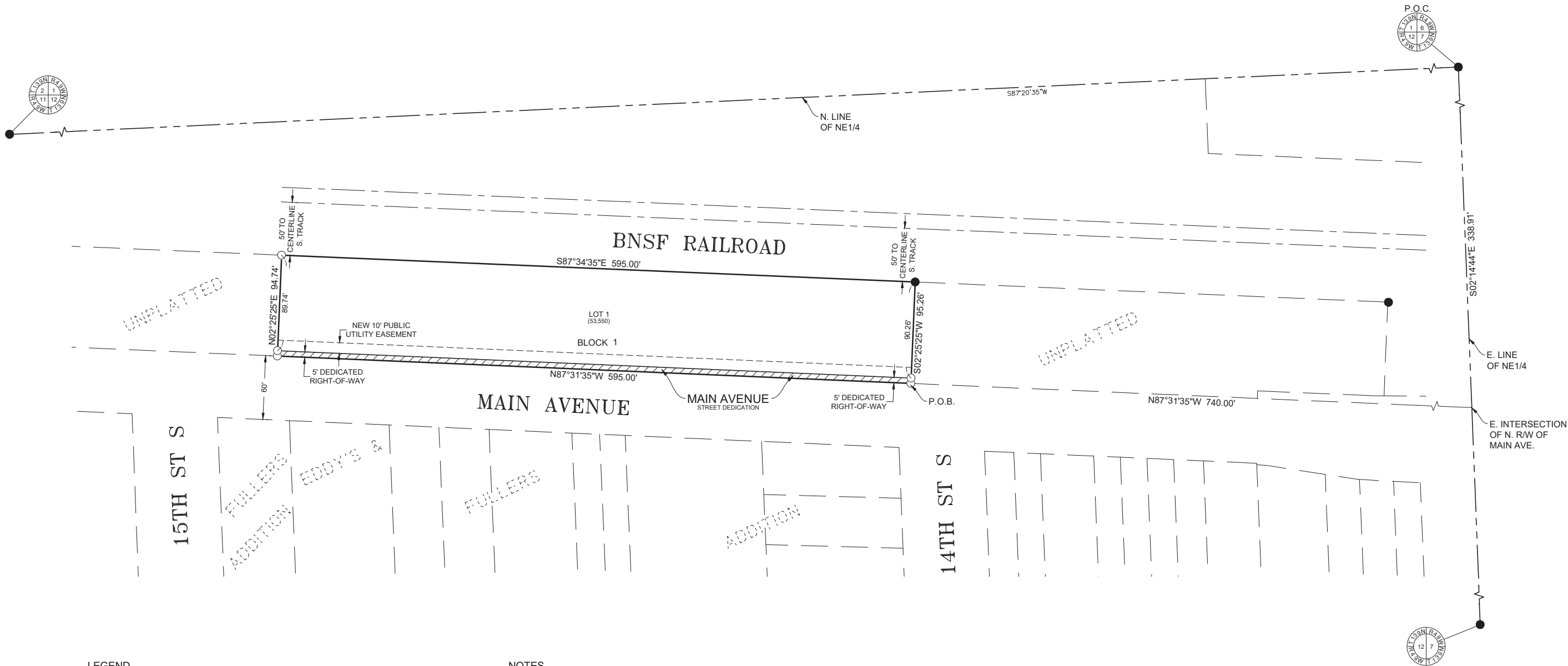
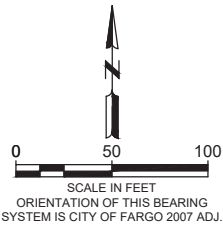
Mead
& Hunt

Phone: 701-566-6450
meadhunt.com

PROJECT NO.
4289700-201450.01
SHEET 1 OF 2

HUYNH KHA ADDITION

A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 139 NORTH, RANGE 49 WEST
OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)



LEGEND	
●	MONUMENT IN PLACE
○	SET MONUMENT (5/8" REBAR CAPPED PLS-27292)
---	EXISTING CENTERLINE RAILROAD TRACK
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	NEW LOT LINE
---	PLAT BOUNDARY
---	NEW EASEMENT LINE
///	DEDICATED RIGHT-OF-WAY

NOTES

1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.

PRELIMINARY

Mead
& Hunt

Phone: 701-566-6450
meadhunt.com

PROJECT NO.
4289700-201450.01
SHEET 2 OF 2

City of Fargo Staff Report			
Title:	Darling's First Addition	Date:	11/24/2020
Location:	721 University Drive South	Staff Contact:	Maggie Squyer
Legal Description:	Lot 6, Block 2, Darling's First Addition		
Owner(s)/Applicant:	C/D Fraser LTD/Lowry Engineering	Engineer:	Lowry Engineering
Entitlements Requested:	Zone Change (from LC, Limited Commercial and MR-2, Multi-Dwelling Residential to MR-2, Multi-Dwelling Residential)		
Status:	Planning Commission Public Hearing: December 1, 2020		

Existing	Proposed
Land Use: Community Service	Land Use: Unchanged
Zoning: LC, Limited Commercial and MR-2, Multi-Dwelling Residential	Zoning: MR-2, Multi-Dwelling Residential
<p>Uses Allowed: LC allows colleges, community service, day care facilities of unlimited size, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, offices, off-premise advertising signs, commercial parking, retail sales and services, self-service storage, vehicle repair, limited vehicle service, and telecommunications facilities of limited size.</p> <p>MR-2 allows detached houses, attached houses, duplexes, multi-dwelling structures, group living, group living restricted residency, community services, day care facilities of limited size, parks and open areas, religious institutions, safety services, schools, basic utilities, and telecommunications facilities of limited size.</p>	<p>Uses Allowed: MR-2 allows detached houses, attached houses, duplexes, multi-dwelling structures, group living, group living restricted residency, community services, day care facilities of limited size, parks and open areas, religious institutions, safety services, schools, basic utilities, and telecommunications facilities of limited size.</p>
<p>Maximum Building Coverage Allowed in LC: 55%</p> <p>Maximum Building Coverage Allowed in MR-2: 35%</p>	<p>Maximum Building Coverage Allowed in MR-2: 35%</p>

Proposal:

The applicant is seeking City approval of a Zoning Map Amendment to establish a single zoning district on the subject property. 721 University Drive South is currently dual-zoned LC, Limited Commercial and MR-2, Multi-Dwelling Residential. The subject property functions as part of the larger Fraser campus, which is a non-profit organization that provides community support for at-risk teens. The current use of the property is classified as community service, which is allowed by right in the MR-2 zoning district.

This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

Surrounding Land Uses and Zoning Districts:

- North: MR-2, Multi-Dwelling Residential (Fraser)
- East: SR-3, Single-Dwelling Residential (Fraser)
- South: P/I, Public and Institutional
- West: SR-3, Single-Dwelling Residential

Area Plans:

The subject property is located in the Jefferson/Carl Ben Neighborhood, which is currently under evaluation as part of the Core Neighborhoods Plan.

Context:
<p>Schools: The subject property is located within the Fargo Public School District and is served by Jefferson Elementary, Carl Ben Eielson Middle and South High schools.</p> <p>Neighborhood: The subject property is located within the Jefferson/Carl Ben Neighborhood.</p> <p>Parks: Island Park (302 7th Street South) and Dill Hill Park (652 6th Avenue South) are located within half of a mile of the subject property. These parks provide baseball/softball fields, a basketball court, tennis courts, a swimming pool, playground equipment, and picnic shelters.</p> <p>Pedestrian / Bicycle: A bike path is located three blocks east of the property along 9th Avenue South.</p>
Staff Analysis:
<p>Zoning Section 20-906. F (1-4) of the LDC stipulates the following criteria be met before a zone change can be approved:</p> <p>1. Is the requested zoning change justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map? Staff is unaware of any error in the zoning map as it relates to this property. The property is currently dual-zoned LC, Limited Commercial and MR-2, Multi-Dwelling Residential. The proposed MR-2 zoning district is consistent with the existing zoning of the lots directly north of the subject property, which share the same owner and function as the same community service use. Approval of the proposed zone change would eliminate the dual zoning of the property. Staff finds that the change in zoning is justified as the owner has a clear picture of the type of development that will occupy the land. (Criteria Satisfied)</p> <p>2. Are the City and other agencies able to provide the necessary public services, facilities, and programs to serve the development allowed by the new zoning classifications at the time the property is developed? City staff and other applicable review agencies have reviewed this proposal. Staff finds no deficiencies in the ability to provide all of the necessary services to the site. (Criteria satisfied)</p> <p>3. Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity? Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received one letter of opposition to the project, which states concerns over how Fraser's programs fit into the surrounding neighborhood. A copy of the letter is attached. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. (Criteria satisfied)</p> <p>4. Is the proposed amendment consistent with the purpose of this LDC, the Growth Plan, and other adopted policies of the City? The purpose of the LDC is to implement Fargo's Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo. Staff finds this proposal is consistent with the purpose of the LDC, the 2007 Growth Plan, and other adopted policies of the City. (Criteria satisfied)</p>
Staff Recommendation:
Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed zoning map amendment from LC, Limited Commercial and MR-2, Multi-Dwelling Residential to MR-2, Multi-Dwelling Residential as the proposal complies with the 2007 Growth Plan, Standards of Section 20-0906.F (1-4), and all other applicable requirements of the LDC."
Planning Commission Recommendation: December 1, 2020
Attachments:
<ol style="list-style-type: none"> 1. Location Map 2. Zoning Map 3. Letter of Opposition

Zone Change (LC & MR-2 to MR-2)

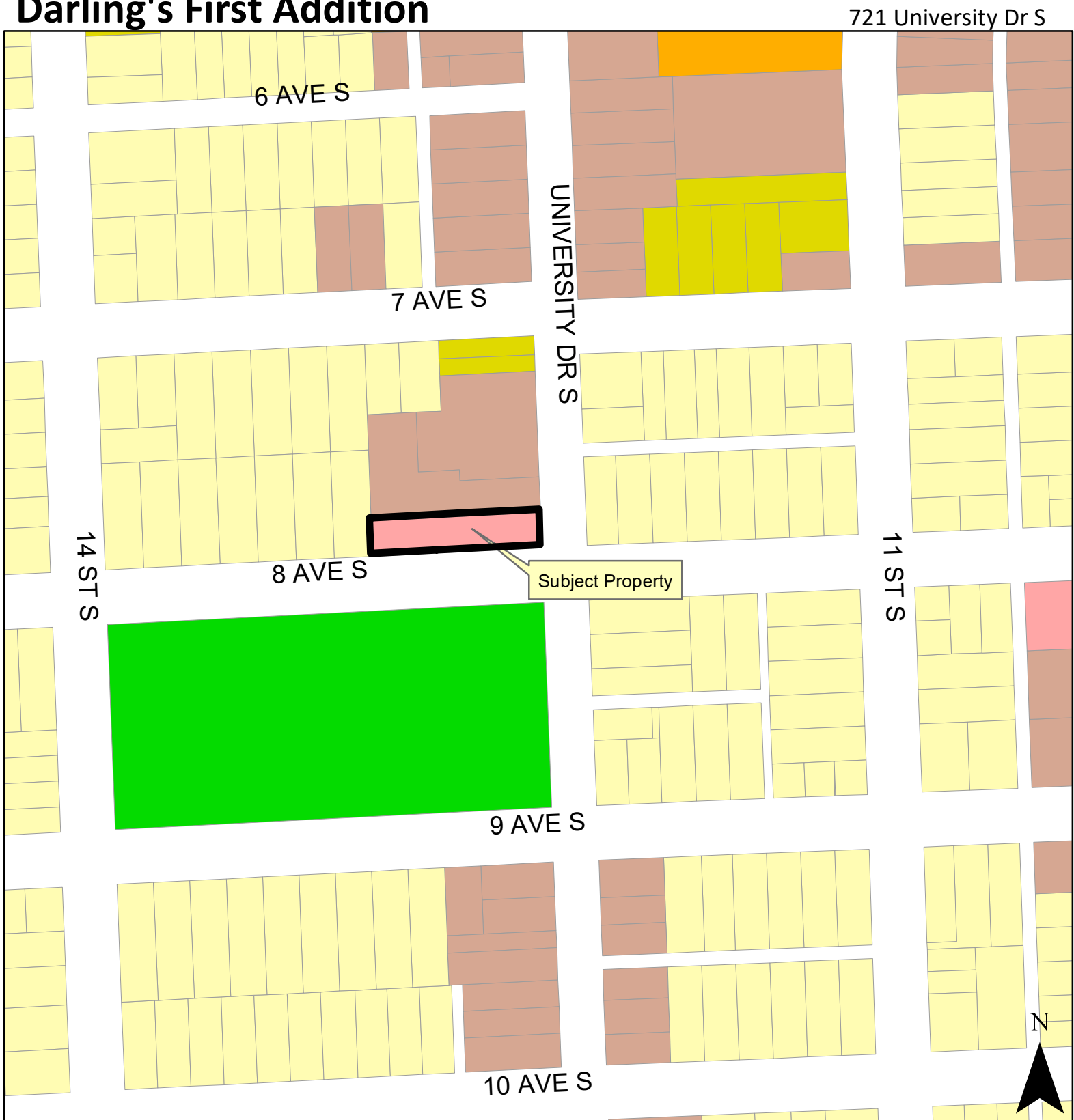
Darling's First Addition

721 University Dr S



Zone Change (LC & MR-2 to MR-2)

Darling's First Addition



Legend



200

feet

1121 8th Ave. S.
Fargo, ND 58103
November 22, 2020

Maggie Squyer
Planning and Development
City Auditor's office
225 4th St. N
Fargo, ND 58102

Re: Zoning for lot 6, block 2, Darlings First Addition.

City of Fargo Planning Commission:

This letter is in response to the Nov 13, 2020, notice concerning a public meeting on Dec 1, 2020, regarding the desire to change the zoning for lot 6, block 2, Darlings First Addition. I would like to protest this zoning request.

For many years, Fraser provided care for developmentally disabled individuals, which created no problems for our neighborhood. However, several years ago, their mission seemed to change, although there was no information shared with the neighborhood that would be impacted by this change. Now the home at 1129 8th Ave. South, seems to be a refuge for homeless teenagers and this has had a negative effect on our neighborhood. There have been countless incidents where police have been called, with screaming, acting out people that the police have had to deal with. This morning was a perfect example of this; I was awakened at 4:45AM to someone screaming obscenities at someone. This went on for at least 10 minutes. Fortunately, I don't have children, as it would be very frightening to them.

This has been very difficult for some in our neighborhood. An eighty-year-old lady who lives across the street from this house, and has lived in that house for over 30+ years, is seriously considering moving because she is frightened by the activity in that house. The house next door to that house has remained on the market for the last three months, even though it seems to be in fine shape and has a desirable price.

I am not even certain how the purposes of the facilities on South University have been changed in the last few years, as no information has been shared with the neighborhood. Again, I am aware of police calls, fights, screaming, fireworks, etc., going on there. Now, they seem intent on expanding again, without any input from the surrounding neighborhood. They don't seem to realize that they are a part of a neighborhood, one that is valued by those who live in it. They make no effort to be a part of the neighborhood and seem unconcerned by the effect that their chaos creates for those of us living in it.

I am all for helping people, but Fraser seems to be doing a poor job of supervising their programs. We should not have to live in fear of those in our neighborhood. I have truly lost faith in their ability to situate these programs in a neighborhood setting.

Sincerely,

Marlys K. Borkhuis

City of Fargo Staff Report			
Title:	Arcadia Park View Addition	Date:	11/24/2020
Location:	18 and 20 8 th Avenue North	Staff Contact:	Donald Kress, planning coordinator
Legal Description	Lot 8 and portions of Lots 9 and 10, Block 6 Truesdell's Addition		
Owner(s)/Applicant:	Arcadia Park View, LLC/Larry Carcoana	Engineer:	Bolton & Menk
Entitlements Requested:	Zone Change (from SR-3, Single Dwelling Residential to SR-4, Single Dwelling Residential) Minor Subdivision (Replat of Lot 8 and portions of Lots 9 and 10, Block 6 Truesdell's Addition to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: December 1, 2020		

Existing	Proposed
Land Use: Single-dwelling residential	Land Use: Single-dwelling residential and duplex
Zoning: SR-3, Single Dwelling Residential	Zoning: SR-4, Single Dwelling Residential
Uses Allowed: SR-3 Allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities'	Uses Allowed: SR-4 Allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities
Maximum Density 8.7 dwelling units per acre	Maximum Lot Coverage 12.1 dwelling units per acre

Proposal:
<p>The applicant requests one entitlement:</p> <ol style="list-style-type: none"> 1. A zoning change from SR-3, Single Dwelling Residential to SR-4, Single Dwelling Residential. 2. Minor subdivision, to be known as Arcadia Park View Addition, a replat of Lot 8 and portions of Lots 9 and 10, Block 6 Truesdell's Addition to the City of Fargo, Cass County, North Dakota. <p>This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.</p> <p>Surrounding Zoning Districts and Land Uses:</p> <ul style="list-style-type: none"> • North: SR-4, with duplexes • East: P/I, Public/Institutional with baseball diamonds • South: SR-3, with detached residences • West: SR-3, with detached residences <p>Area Plans:</p> <p>The subject property is not included in a growth plan or neighborhood land use plan.</p> <p>(continued on next page)</p>

Context:

Schools: The subject property is located within the Fargo School District and is served by Horace Mann/Roosevelt Elementary, Ben Franklin Middle and Fargo North High schools.

Neighborhood: The subject property is located within Horace Mann neighborhood.

Parks: Mickelson Park and Softball Fields are east across Oak Street North from the subject property.

Pedestrian / Bicycle: There are no bicycle or pedestrian trails adjacent to the subject property. Trails are located east across Oak Street within Mickelson Park and connect to the metro area trail system.

Staff Analysis:

There are two properties included in this subdivision, addressed as 18 and 20 8th Avenue North. 18 8th Avenue is currently vacant. It was at one time the location of a single-family residence that was ordered to be demolished by the City of Fargo. 20 8th Avenue North is the location of a single-family residence and garage. This residence is currently a rental property.

The project proposes to combined these two lots into one, which will have a total area of 11,360 square feet (0.26 acre). With the rezoning of this lot from SR-3 to SR-4, this is sufficient area to build a duplex on the property in addition to the existing residence, for a total of three units on this property.

Zoning

Section 20-0906. F (1-4) of the LDC stipulates the following criteria be met before a zone change can be approved:

1. Is the requested zoning change justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map?

Staff is unaware of any error in the zoning map as it relates to this property. The property is currently zoned SR-3. The property owner has requested a change to SR-4, which provides a density that will allow the proposed three dwelling units—one single-dwelling residence and one duplex—on the property. **(Criteria Satisfied)**

2. Are the City and other agencies able to provide the necessary public services, facilities, and programs to serve the development allowed by the new zoning classifications at the time the property is developed?

City staff and other applicable review agencies have reviewed this proposal. Staff finds no deficiencies in the ability to provide all of the necessary services to the site. The existing lots front on dedicated public streets. These streets will provide access and public utilities to serve the development. **(Criteria satisfied)**

3. Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?

Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received two inquiry phone calls about the project. As the subject property is within the Horace Mann neighborhood, that neighborhood organization was advised of the project. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

4. Is the proposed amendment consistent with the purpose of this LDC, the Growth Plan, and other adopted policies of the City?

The LDC states “This Land Development Code is intended to implement Fargo’s Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo.” Staff finds this proposal is consistent with the purpose of the LDC, the applicable comprehensive plan, and other adopted policies of the City. **(Criteria satisfied)**

SUBDIVISION

The LDC stipulates that the following criteria are met before a minor plat can be approved:

- 1. Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**

The subject property is not located within an area plan or neighborhood plan. The proposed zoning, SR-4, allows the proposed single-family and duplex development. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received two inquiry phone calls about the project. The project has been reviewed by the city’s Planning, Engineering, Public Works, Inspections, and Fire Departments. **(Criteria Satisfied)**

- 2. Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles. **(Criteria Satisfied)**

Staff Recommendation:

Suggested Motion: “To accept the findings and recommendations of staff and move to recommend approval to the City Commission of 1) the proposed zone change from SR-3, Single Dwelling Residential to SR-4, Single-Dwelling Residential and 2) plat of **Arcadia Park View Addition**, a minor subdivision, as presented, as the proposal complies with the Go2030 Fargo Comprehensive Plan, Standards of Article 20-06, Section 20-0906.F (1-4) of the LDC, and all other applicable requirements of the LDC.”

Planning Commission Recommendation: December 1, 2020

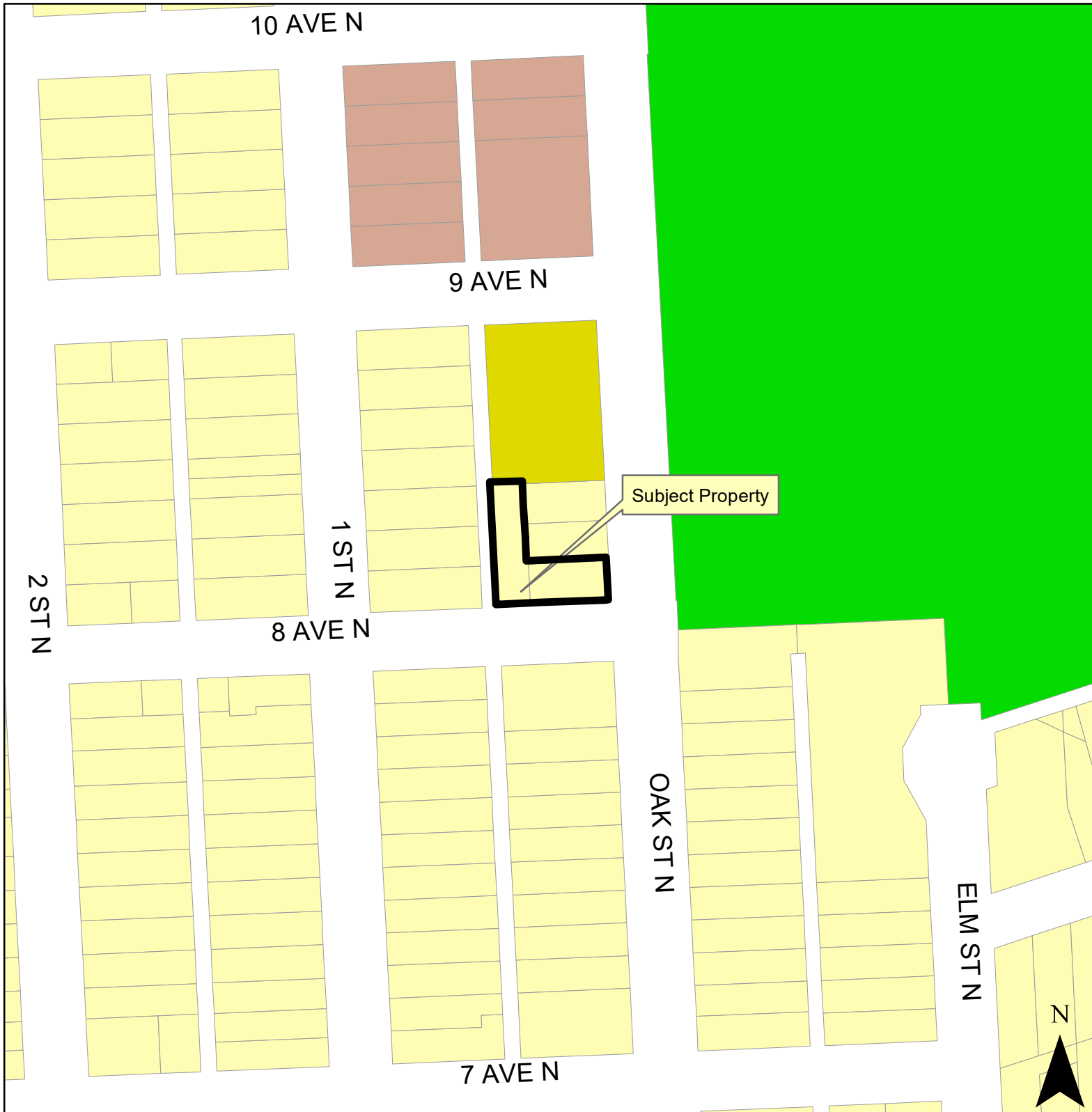
Attachments:

1. Zoning Map
2. Location Map
3. Preliminary Plat

Zone Change (SR-3 to SR-4) & Plat (Minor)

Arcadia Park View Addition

18 & 20 8th Ave N



Zone Change (SR-3 to SR-4) & Plat (Minor)

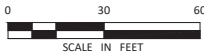
Arcadia Park View Addition

18 & 20 8th Ave N



BENCHMARK

THE SOUTHEAST FLANGE BOLT OF CITY OF
FARGO FIRE HYDRANT, ID# 019042, LOCATED AT
THE SOUTHWEST CORNER OF THE INTERSECTION
OF OAK STREET AND 8TH AVENUE NORTH.
ELEVATION =898.99 NAVD88



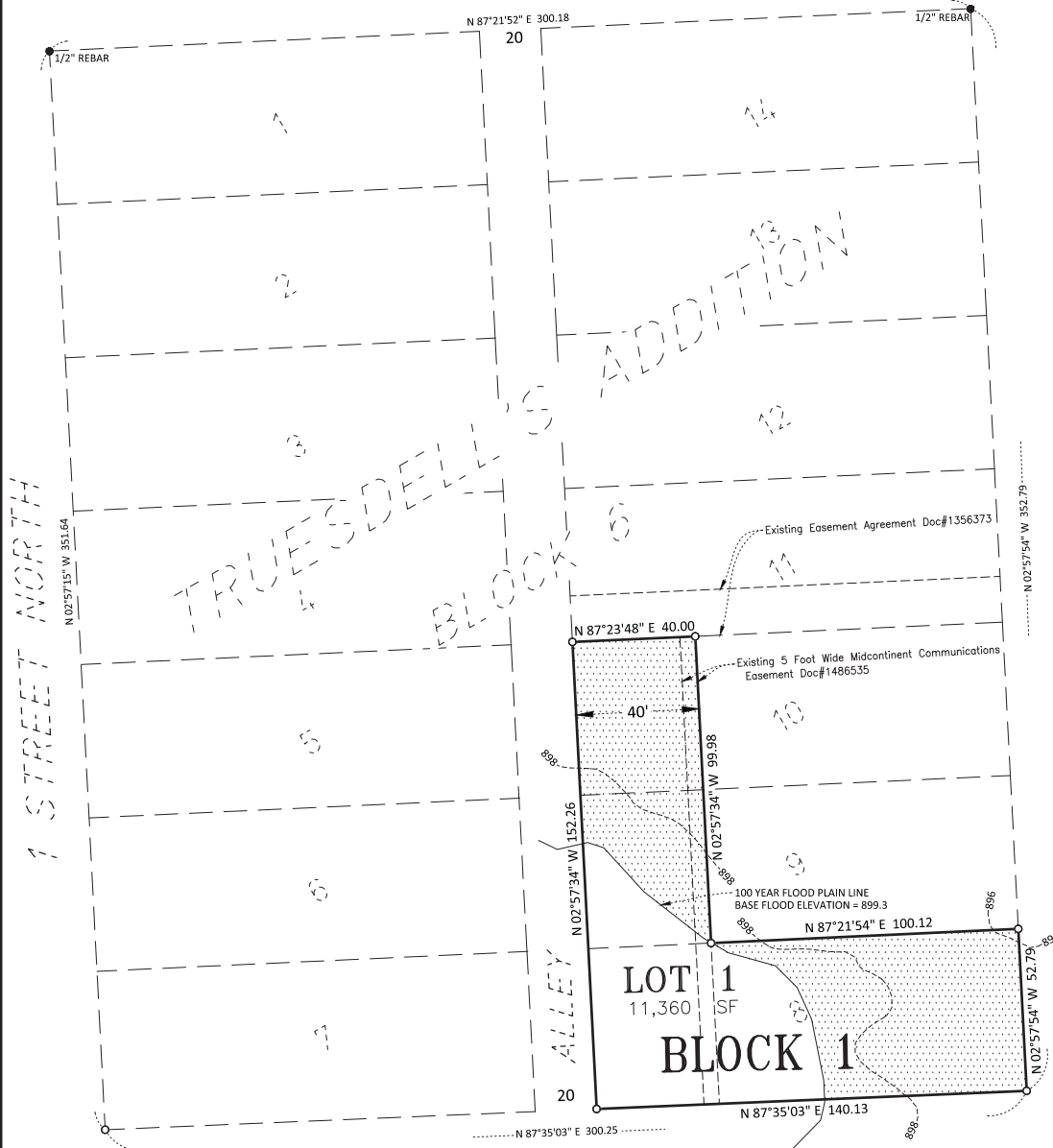
Orientation of this Bearing
System is based on the City of
Fargo Ground Control System



ARCADIA PARK VIEW ADDITION

A REPLAT OF LOT 8 AND PART OF LOTS 9 & 10, BLOCK 6 OF TRUESDELL'S ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

9 AVENUE NORTH



80

OAK STREET NORTH

80

5/8" REBAR
CAP#2781

Vacated
8th Ave. N

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Arcadia-Park View, LLC, a North Dakota limited liability company as owner of a parcel of land located in that part of the Northeast Quarter of Section 6, Township 139 North, Range 48 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Lot 8 and the west 40 feet of Lots 9 and 10, Block 6, of TRUESDELL'S ADDITION to the City of Fargo, according to the plat thereof on file and of record, Cass County, North Dakota.

Said parcel contains 11,360 square feet of land, more or less and is subject to all easements, restrictions, reservations and rights of way of record, if any.

Said owner has caused the above described parcel of land to be surveyed and platted as "ARCADIA PARK VIEW ADDITION" to the City of Fargo, Cass County, North Dakota.

OWNER: Arcadia-Park View, LLC

By: Dmitry Kovalyov, President

State of North Dakota }
County of Cass }

On this ____ day of _____, in the year 2020 before me, a notary public within and for said County and State, personally appeared Dmitry Kovalyov, President, Arcadia-Park View, LLC, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of Arcadia-Park View, LLC.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Gregg Stroeing, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

Gregg Stroeing, Professional Land Surveyor Date: _____

North Dakota License Number LS-6703

State of North Dakota }
County of Cass }

On this ____ day of _____, 2020, before me, a notary public within and for said County and State, personally appeared Gregg Stroeing, Registered Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this ____ day of _____, 202_.

Brenda E. Derrig, City Engineer

State of North Dakota }
County of Cass }

On this ____ day of _____, in the year 202_ before me, a notary public within and for said County and State, personally appeared Brenda E. Derrig, City Engineer known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same as City Engineer for the City of Fargo.

Notary Public

LEGEND

- 5/8"x18" REBAR MONUMENT SET, CAP MARKED BY LIC. NO. LS-6703 MONUMENT FOUND
- SUBJECT PROPERTY LINE
- EXISTING PROPERTY LINE
- - - EASEMENT LINE
- - - 100 YEAR FLOODPLAIN LINE BFE=899.3
- - - 898 - - - EXISTING CONTOUR LINE
- AREA WITHIN 100 YEAR FLOODPLAIN

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planing Commission this ____ day of _____, 2020.

John Gunkelman, Planning Commission Chair

State of North Dakota }
County of Cass }

On this ____ day of _____, in the year 2020 before me, a notary public within and for said County and State, personally appeared John Gunkelman, Planning Commission Chair, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of the Fargo Planning Commission.

Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed: this ____ day of _____, 202_.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota }
County of Cass }

On this ____ day of _____, in the year 202_ before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public

preliminary



MEMORANDUM

TO: ALL DEPARTMENTS

FROM: ALBERT GIBSON, PLANNING AND DEVELOPMENT DEPARTMENT *AG*

DATE: DECEMBER 1, 2020

SUBJECT: 2021 PLANNING COMMISSION MEETING SCHEDULE

Listed below are the Planning Commission meeting dates for the calendar year 2021.

2021 Meeting Schedule

Planning Commission Meetings
January 5
February 2
March 2
April 6
May 4
* June 3
July 6
August 3
* September 9
October 5
November 2
December 7
Planning Commission meetings will be held the 1st Tuesday of each month at 3:00 p.m. in the Commission Chambers at City Hall.
* Date change to Thursdays due to Memorial Day and Labor Day Holidays

MEMORANDUM

TO: Fargo Planning Commission

FROM: Aaron Nelson, Planning Coordinator *AN*

DATE: November 25, 2020

SUBJECT: Item E.2: Project Update – Core Neighborhoods Master Plan

At the December 1st meeting of the Planning Commission, staff will provide a project update regarding the Core Neighborhoods Master Plan. In summary, the planning process has been on-going throughout 2020 and is nearing completion. A first draft of the plan document has been generated and is attached for reference.

This is an informational item and no action is being requested.

Background Information

Planning Commissioners may recall participating in a joint discussion with the Fargo Community Development Committee on May 15, 2019, which helped to inform and shape this project's scope of work. In short, the intent of this project was to identify and respond to the most pressing issues within Fargo's oldest neighborhoods. A request for proposals (RFP) was issued in July of 2019, which ultimately resulted in the City contracting with czbLLC (czb), a professional planning consultant, to lead this effort.

The process itself is guided by a project steering committee and three neighborhood sub-area committees. Chair Gunkelman, Vice-Chair Schneider, and Commissioner Morgan represent the Planning Commission on the Project Steering Committee, along with other City officials and representatives of partner organizations. Roughly 50 neighborhood residents and stakeholders participate on one of three neighborhood sub-area committees, which each consists of a grouping of three of the nine neighborhoods included within the study area. In addition, public input was gathered via an online survey in the spring and an online open house website in the fall.

The attached draft Core Neighborhoods Master Plan discusses the work completed to-date and outlines the main issues and proposed solutions to identified problems facing the core neighborhoods. Part 1 of the document details the current conditions and the major issues that were identified during the early stages of the planning process. Part 2 provides a framework for understanding interrelated concepts and forces that influence the health of a neighborhood, and which provide guidance for the development of effective interventions. Part 3 outlines the vision, values, and planning principles that emerged from feedback and stakeholder conversations throughout the process. Part 4 proposes a set of recommendations and interventions that are intended to address the issues identified within Part 1 of the plan. Part 5 has not yet been drafted, but will eventually include individual "implementation briefs" for each of the nine neighborhoods. These neighborhood implementation briefs will be customized for use at the neighborhood level, based on the conditions and issues unique to each neighborhood.

Additional information can be found on the project website: www.FargoND.gov/CoreNeighborhoodsPlan.

Attachment

City of Fargo

GOORE NEIGHBORHOODS

Master Plan

NOVEMBER
2020

THE CITY OF
Fargo
FAR MORE

Prepared by

czb

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Reserved for Acknowledgements

Reserved for Acknowledgements

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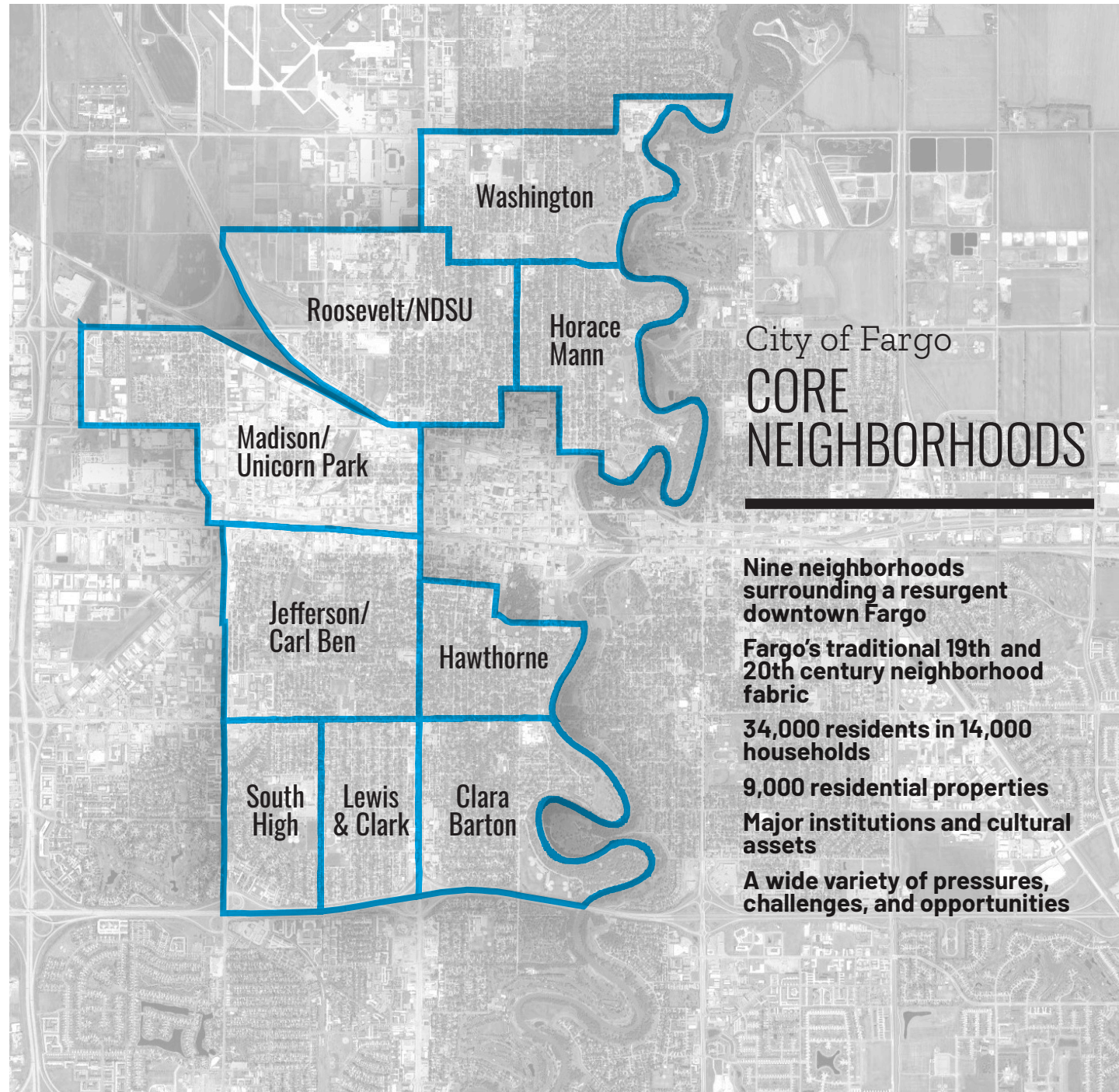
PART 5
Neighborhood Implementation Briefs



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INTRODUCTION



Fargo's core neighborhoods embody the story of Fargo's first century. From blocks of late-Victorian houses and commercial buildings that spilled over from a bustling urban center (today's downtown), to streets of bungalows, Colonials, Tudors, and small apartment buildings from the 1910s and 1920s, to tracts of postwar ranches and multi-family complexes, the core neighborhoods trace Fargo's growth from a frontier river and railway town to a small but vibrant Great Plains metropolis.

The neighborhoods also reflect a history of community-building in Fargo. A commitment to public education is seen in the number and quality of neighborhood schools and the role of North Dakota State University as a cultural and economic anchor. Stewardship of the urban forest and the valuing of public space is evident on every tree-lined street. And a commitment to making public parks a centerpiece of Fargo's civic life and quality of life is made clear by historic parks such as Island and Oak Grove, along with numerous neighborhood parks and playgrounds.

The legacy of Fargo's core neighborhoods is an important part of their present and a critical part of their—and the entire city's—future. At a time when most Fargo residents now live outside of the core neighborhoods, there is growing recognition of their value to the Fargo-Moorhead region as places of character, durability, livability, vitality, and opportunity that contribute in significant ways to the region's economic competitiveness, image, and sustainability.

What is the Core Neighborhoods Master Plan, and why was it developed?

Appreciation of the role that the core neighborhoods collectively play in the life of Fargo is the impetus for this Core Neighborhoods Master Plan. In the wake of the Downtown InFocus plan (completed in 2018) and the earlier Go2030 comprehensive plan, the need for renewed and focused attention to issues in core neighborhoods was broadly recognized given the wide range of concerns that were surfacing on a regular basis—from residential and commercial blight, to school enrollment levels, to the design of infill development, to pedestrian safety, and everything in between.



Rather than a piecemeal approach to core neighborhood planning, such as creating one plan at a time for each neighborhood over a period of years, a more holistic approach was chosen. A process was designed whereby the nine neighborhoods in Fargo's core—encompassing an area with over 30,000 residents, 9,000 residential properties, and most of Fargo's major institutions and cultural assets—would come together to create a unified master plan for the core while simultaneously developing or updating neighborhood-level visions, outcomes, and implementation steps.

The result is a Core Neighborhoods Master Plan that achieves both a core-wide vantage point—helpful for identifying common issues and conditions and devising collaborative interventions—and a localized focus on implementation.

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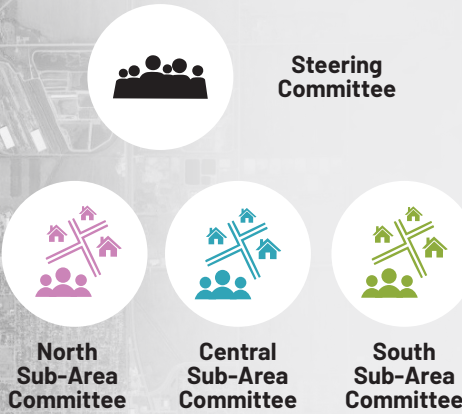
Process Overview



City of Fargo
CORE NEIGHBORHOODS MASTER PLAN

Development of the Core Neighborhoods Master Plan took place over three phases during 2020 and was coordinated by the City of Fargo’s Department of Planning & Development and its consultant, czb. At the heart of the project, however, were four committees with over 80 community volunteers.

The Project Steering Committee provided a citywide perspective to the project while three ‘Sub-Area’ committees—each comprised of three neighborhoods—provided more localized guidance. Sub-Area volunteers joined their committees through an open recruitment process at the beginning of 2020.



The voices of committee volunteers were supplemented by an online survey in April and an online open house in September that collectively added the perspectives of another 400 individuals to the project.



PHASE 1
Issue Identification
and Data Analysis

Committee volunteers identified what was “working” and “not working” in their neighborhoods, as well as outcomes to achieve.

An online survey in April revealed selling points, turn-offs, and priority problems to solve in each neighborhood.

Committee volunteers and NDSU students contributed to a field survey of residential property conditions throughout the core.

Data relating to demographics, household types, housing types, home sales, residential investment patterns, levels of maintenance, and other conditions were compiled into a Neighborhood and Housing Market Analysis of the core neighborhoods to inform the planning process.

PHASE 2
Vision Identification
and Toolkit
Development

Findings on key issues and trends from Phase 1 were used to draft and refine a core neighborhoods toolkit of responsive policies and programs.

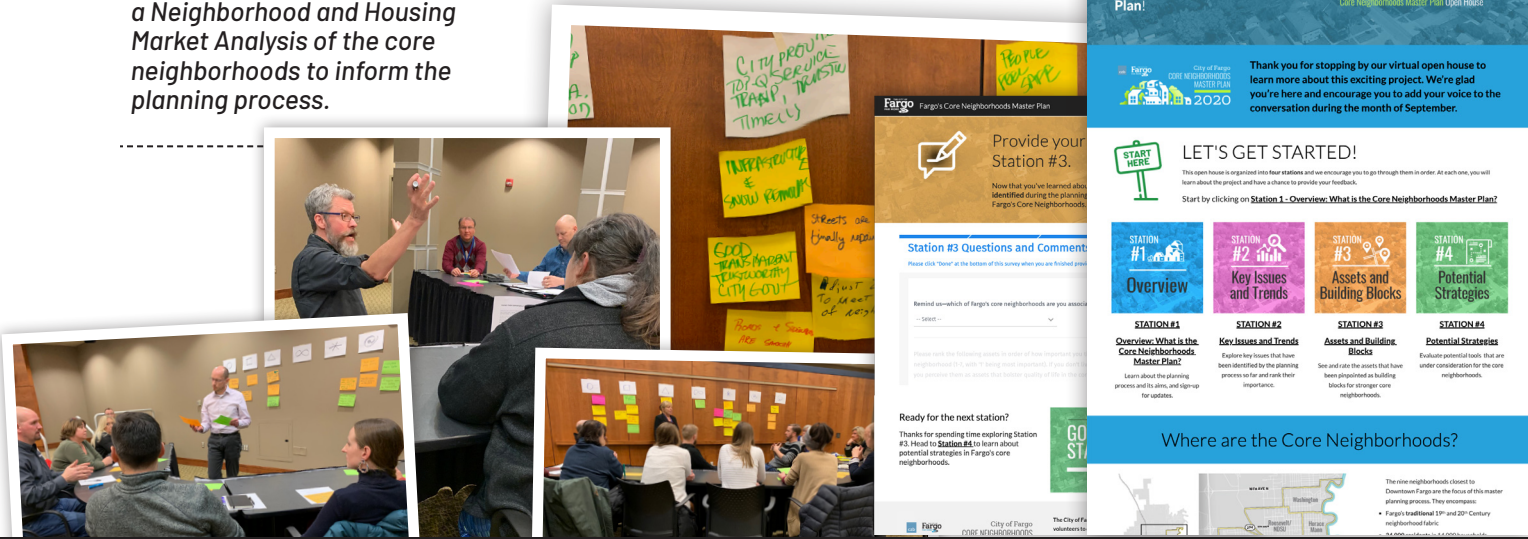
Through neighborhood branding exercises, committee volunteers identified core neighborhood attributes and target markets that were distilled into brand/vision statements for each neighborhood.

An online open house in September—an accommodation to the COVID 19 pandemic—communicated key issues, assets, and preliminary tools to the public for review and feedback.

PHASE 3
Plan
Development

All components and findings of the planning process were pulled together into a short preview document for committee review in October.

A draft plan was prepared for committee volunteers to review in November, followed by finalization and stakeholder presentations in December.



How to use this plan

While understanding the nature and impact of localized issues was a priority of the Core Neighborhoods Master Plan, the core-wide vantage point provided an opportunity to understand the connections between conditions at the block level and systems at citywide and regional levels—including policy systems, markets, public and private decision-making, and other influences that ultimately impact every block in Fargo in some way.

A few decaying homes on one block, for example, do not represent root problems on their own. Instead, they are symptoms of wider forces that influence investments in homes, socioeconomic patterns, school enrollments, levels of neighbor-to-neighbor engagement, the City's capacity to maintain infrastructure, and other factors that all combine to shape a neighborhood's health and resilience.

This document is structured in a way to identify or clarify linkages between issues, trends, policies, strategies, and desired outcomes—and to provide a framework for consistently making decisions that have the future health of core neighborhoods in mind.

PART 1

Part 1 identifies and explores what is known about issues that emerged during the planning process. Almost every issue was raised in multiple neighborhoods and is connected in some way to every other issue.

Who can use this?

All neighborhood stakeholders and City officials can use Part 1 to better understand the nature and distribution of the most important issues in Fargo's core.



Key Issues, Conditions, and Trends



PART 2

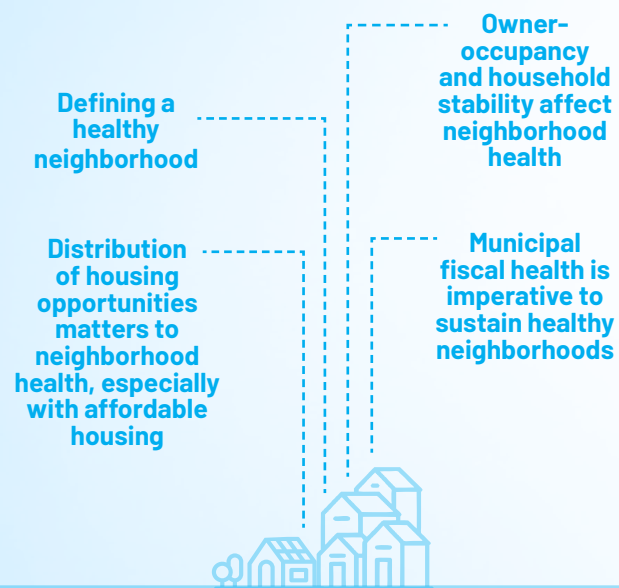
Part 2 presents four critical concepts for neighborhood planning in Fargo that influence many of the issues described in Part 1 and have a bearing on the ability of neighbors and the City to address existing and future challenges.

Who can use this?

The concepts in Part 2 are especially relevant to elected and appointed officials in the City of Fargo, planners, neighborhood leaders, and agencies that work in the core.



Critical Concepts for Neighborhood Planning in Fargo



PART 3

Part 3 presents a core-wide vision drawn from common themes in the visions and desired outcomes of each neighborhood. That overall vision speaks to a set of shared values which, when combined with concepts from Part 2, can be translated into planning principles to guide decision-making.

Who can use this?



Content in Part 3 can be used by any individuals or groups who make decisions that affect core neighborhoods and who want to have a way of aligning their decisions with this Core Neighborhoods Master Plan.



Vision, Values, and Planning Principles

VALUES

Inclusion
Sustainability
Inclusion

PLANNING PRINCIPLES

Housing is balanced, diverse, and contributes to neighborhood character

Neighborhoods are amenity-rich

Settlement patterns do not inhibit economic mobility

Growth pays for itself (including negative externalities)

PART 4



Core Neighborhoods Toolkit

1 Development Regulation and Incentive Tools

2 Neighborhood Leadership & Engagement Tools

3 Housing Reinvestment Tools

4 Public Infrastructure Investment Tools

5 Public Health & Safety Tools

Part 4 presents five components of a toolkit for Fargo's core neighborhoods. Together, they represent a comprehensive set of interventions for addressing key issues from Part 1 while applying planning principles informed by critical concepts for neighborhood planning.

Who can use this?



The toolkit components offer guidance to elected officials, department heads, and other staff who will be closely involved in refining or reengineering systems to achieve core neighborhood outcomes.

PART 5



Neighborhood Implementation Briefs

Assets
Issues
Conditions
Vision
Outcomes
Implementation Strategies



Part 5 includes an implementation brief for each core neighborhood. Each brief focuses on local conditions, defines a vision to aim for and outcomes to achieve, and provides guidance for implementing Part 4 tools at the neighborhood level.

Who can use this?



The implementation briefs are useful to neighborhood residents and leaders who want to know how to play their important role in plan implementation. They also provide critical local context for elected officials and staff at agencies closely involved with implementation.

PART 1



KEY ISSUES, CONDITIONS AND TRENDS

The range of issues that matter to people in Fargo's core neighborhoods is as diverse as the core itself. The planning process, however, revealed that **a relative handful of issues are considered important across the core**. They might be expressed in slightly different ways in each neighborhood, but these issues represent opportunities to focus effort and resources in ways that are likely to be meaningful to multiple neighborhoods.



PART 1

Part 1 describes issues with currency in multiple neighborhoods, including how they have been expressed during the planning process, what is known about each issue based on broader analysis of neighborhood conditions, and why each issue matters to the health and prospects of core neighborhoods in Fargo. It calls out **four priority issues that were most consistently expressed as important** to many if not most of the core neighborhoods while also describing some other key issues that rose to the surface.

PART 5

In Part 5 of this plan, **neighborhood-level nuances** around each issue—especially distinctions likely to influence plan implementation—are described in more detail, as are any issues that are much more localized in their impact and importance.

PRIORITY ISSUES



Homes in need of repair or updating



Condition and quality of life impacts of rental housing



Safety, quality of life, and land use impacts of traffic and major roadways



Incompatible development and uncertainty in transitional areas

OTHER KEY ISSUES



Uneven levels of resident leadership capacity and engagement



Concerns about the long-term status of schools as neighborhood anchors



Crime and public safety—reality and perceptions



Housing costs and taxes

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Homes in need of repair or updating

How has this issue been expressed?

Project committee representatives from across the core identified distressed-looking properties as a problem to address.

30% of respondents to an online survey identified homes in disrepair as the most important issue to address in their neighborhood, making it the single most common answer received overall and the most common for nearly all of the core neighborhoods.

Small or outdated homes were identified as a common turn-off to potential homebuyers in core neighborhoods—especially given the newness of housing elsewhere in Fargo.

What is known?

Over 1,500 properties in the core neighborhoods—or 1 in every 6—are slipping or distressed

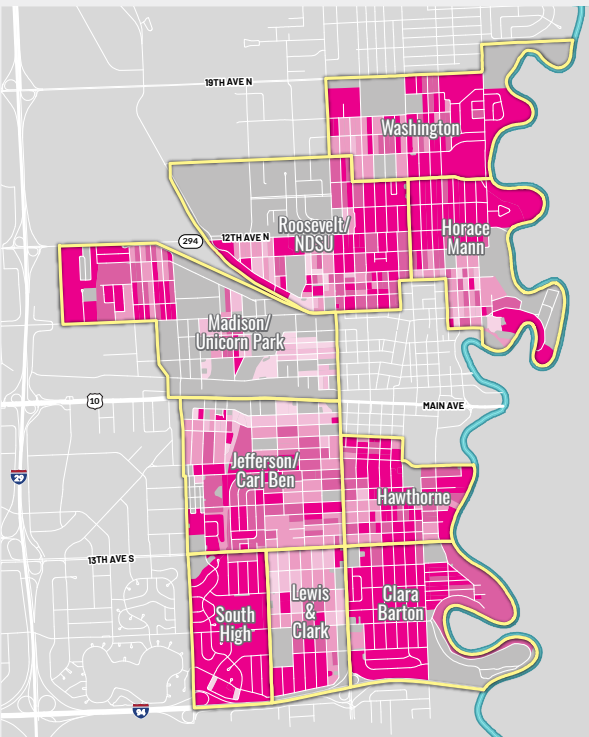
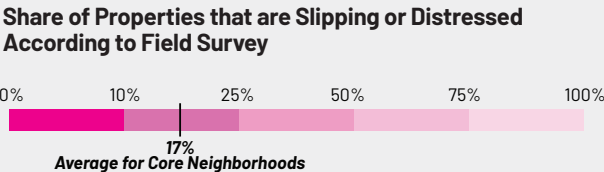
A spring 2020 field survey of residential property conditions across the core found that over 1,500 properties showed signs of visible disinvestment when viewed from the street or sidewalk—such as peeling paint, worn siding, a roof or porch in disrepair, and other signals of neglect.

If the average “catch-up” cost to bring these 1,500 properties into a good state of repair—inside and outside—is \$35,000, that equates to at least \$50 million in deferred maintenance in the core’s private residential stock.



These properties can be found across the core but are not evenly distributed

While each neighborhood in Fargo’s core is affected to some degree by homes with deferred maintenance, some areas are much more affected than others. Neighborhoods adjacent to downtown each have multiple blocks with higher-than-average concentrations of slipping or distressed properties, as well as blocks with relatively low concentrations. Further out, Washington and Lewis & Clark both have several blocks where deferred maintenance is noticeable.



Source: 2020 Field Survey of Residential Conditions

Some property characteristics correlate with relatively high levels of disinvestment

Certain property characteristics are good predictors of disinvestment in the core neighborhoods—especially size and configuration. Of the most common single-family home configurations in the core, for example, 2 bedroom/1 bathroom properties had lower condition scores than other property types and were more likely to be absentee-owned.

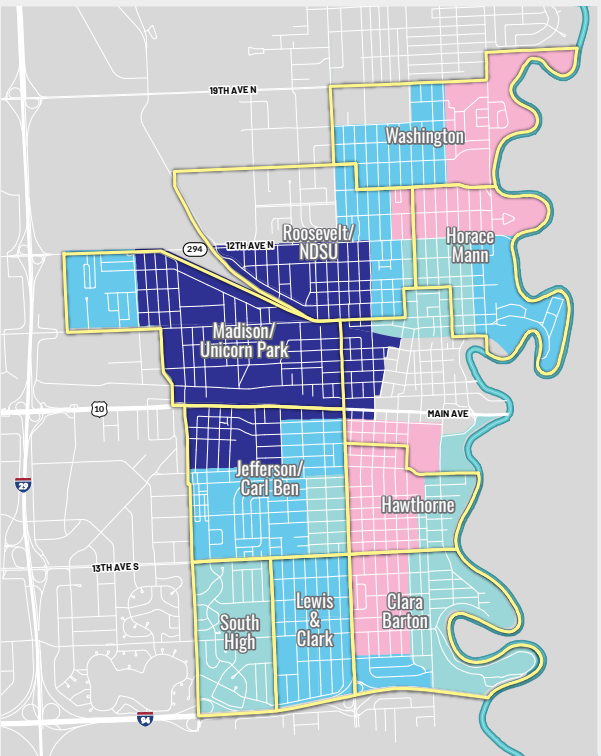
Most Common Small Home Configurations (in order of frequency)	Average Year Built	Average Assessed Value	% Owner-Occupied	Average Field Survey Score (lower score indicates better condition)				
				Least Healthy	3.75	3.25	2.75	Most Healthy
2 bedrooms / 2 bathrooms	1939	\$150,353	82%				2.67	
2 bedrooms / 1 bathroom	1937	\$132,175	77%				2.84	
3 bedrooms / 2 bathrooms	1948	\$165,795	86%				2.59	
3 bedrooms / 1 bathroom	1943	\$148,893	82%				2.74	

Source: czb analysis of City of Fargo assessment data

Disinvestment is a symptom of relatively soft markets

Fargo’s housing market is, on the whole, a healthy and stable one where the supply of housing is well-matched to demand. But some areas in the core have levels of housing demand—as indicated by measures of value and investment in single-family homes—that are relatively low for the Fargo market. Such areas tend to correlate with blocks where disinvestment is visible.

Housing Market Demand by Block Group



© czbLLC



Why does this issue matter, and how does it affect neighborhood planning?

While distressed housing is an important issue in Fargo’s core neighborhoods, it is also true that blight is not yet overwhelming. This is an advantage. Fargo has an opportunity to learn from cities that waited too long to counteract blight in a concerted manner. Among the lessons that can and should be applied to Fargo’s core neighborhoods:

It pays to intervene sooner: By the time disinvestment becomes visible, it is usually preceded by years of withdrawn maintenance. And if it continues, it becomes more and more costly for the owner (and, eventually, the City) to address with each passing year.

Housing conditions influence quality of life and safety: Deferred exterior maintenance is often an indication of deeper levels of disinvestment that can diminish quality of life and safety for individuals at a specific property and others in close proximity.

Each troubled property has a wider impact, especially on confidence: A few distressed properties on an otherwise stable block can undermine the confidence of other property owners and dissuade potential residents from moving in. Over time, disinvestment can spread to other properties and ultimately undermine the City’s financial capacity to intervene.

Separating “ability” and “willingness” of property owners is critical: Are distressed conditions the result of financial hardship or physical disability? Or are they the result of an owner who is capable of keeping their property in good repair but chooses not to? The answers to these questions must shape any intervention.

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Condition and quality of life impacts of rental housing

How has this issue been expressed?

Project committee representatives from several neighborhoods cited a variety of concerns about rental housing, including conditions at older apartment complexes, the transitioning of single-family homes into rentals, and the location of multi-family infill development.

18% of respondents to an online survey identified declining conditions at rental properties as the most important problem to solve in their neighborhood—the second most common answer.

Maintenance or nuisance-related issues at rental properties were cited by survey respondents as major turn-offs for potential residents in six of the nine core neighborhoods.

What is known?

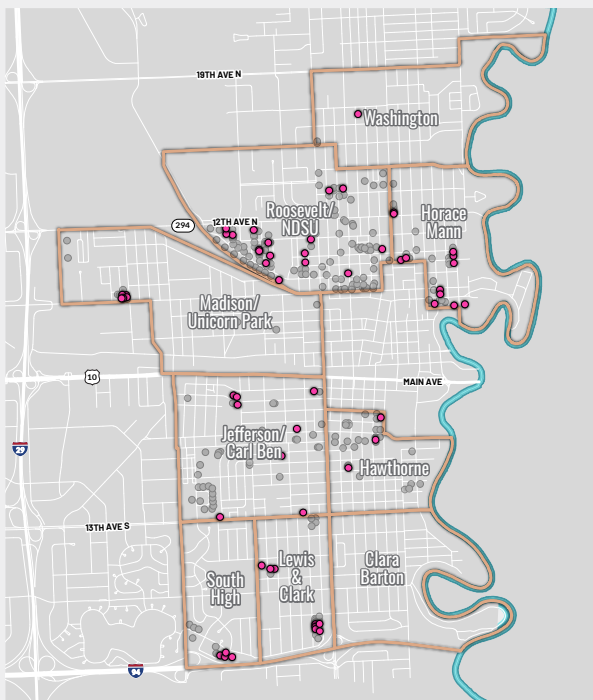
Over 50 of the 286 apartment buildings in the core neighborhoods—or 1 out of every 5—are slipping or distressed

Apartment buildings in the core neighborhoods (buildings with four or more units) account for almost 3,400 housing units—around 20% of all housing units in the core. Of these 286 buildings, 57 were found to have visible signs of disinvestment in the 2020 field survey of residential properties. These buildings tend to be older (86% were built before 1980) and have fewer units than newer apartment complexes.

Every neighborhood in the core has at least one apartment building or complex considered slipping or distressed—with the exception of Clara Barton, which has no rental properties with four or more units.

Distribution of Slipping or Distressed Apartment Buildings in Fargo

Slipping or Distressed Apartment Building Apartment Building in Excellent to Average Condition

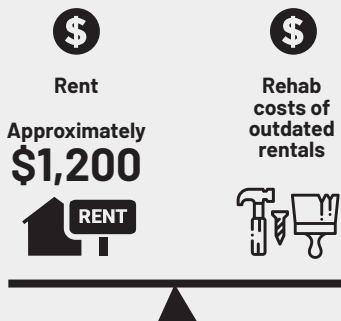


Source: 2020 Field Survey of Residential Conditions

Rents in older, underimproved properties are relatively low and widely affordable—which makes them less likely to be improved

Analysis by czbLLC of regional construction costs suggests that major rehabilitation work to outdated rental complexes will often require that rent be raised to at least \$1,200 upon completion for the owner to fully cover their construction and operating costs. If owners or investors are not confident that such rent can be achieved—in a market where median rent is \$800 and older complexes compete with thousands of more recently built units—major rehab will be delayed indefinitely in favor of minor fixes.

Break-even rent for rehab of outdated rentals



Single-family rentals tend to be smaller and more poorly maintained than owner-occupied homes

Of the more than 7,500 single-family homes in the core neighborhoods, just over 1,200—or 16%—are estimated to be absentee-owned based on owner address data. Analysis of the size, value, and condition of single-family properties by ownership status reveals a clear pattern: those that are absentee-owned are, on average, 10% smaller, have assessed values that are 17% lower, and average conditions that are less healthy than their owner-occupied counterparts. Once single-family homes decline to a certain price point in the core (generally below \$130,000, but higher closer to NDSU), their feasibility as investment properties rise and investors out-bid the owner-occupant competition.

Characteristics of Single-Family Properties in the Core Neighborhoods, by Ownership Status

	Absentee-Owned	Owner-Occupied
Number of Properties	1,202	6,366
Average Size of Property (Square Feet)	1,168	1,307
Average Assessed Value, 2019	\$153,063	\$184,892
Average Field Survey Score (lower score indicates better condition)	2.94	2.46

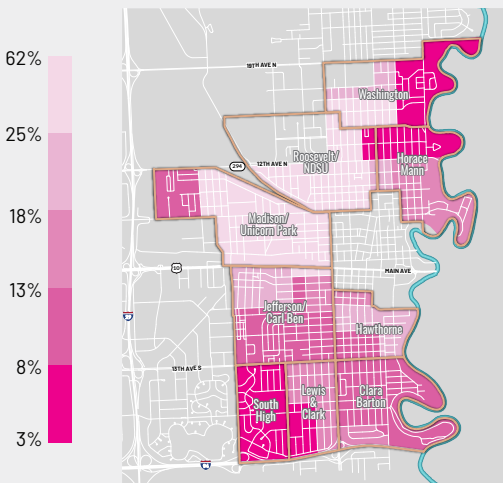
Source: czb analysis of City of Fargo assessment data

Absentee ownership of single-family homes is concentrated near NDSU but on the rise in most areas of the core

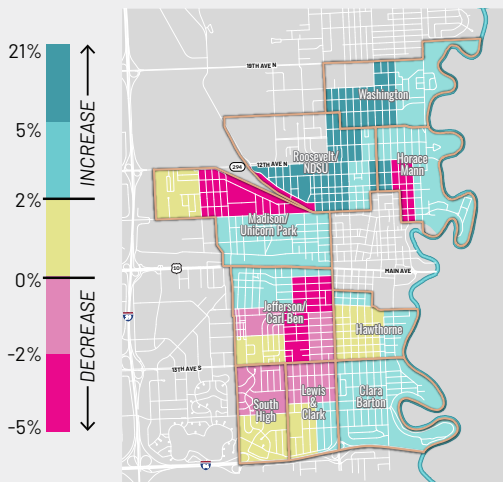
More than 25% of single-family homes are absentee-owned in much of the Madison/Unicorn Park and Roosevelt neighborhoods, and in parts of Washington. Hawthorne, Jefferson/Carl Ben, and Horace Mann also have notable concentrations of these properties.

Between 2011 and 2019, absentee-ownership rose to some extent in each neighborhood, though a few areas saw modest decreases.

Share of Single-Family Homes that are Absentee-Owned, 2018



Changes in Absentee-Ownership of Single-Family Homes, 2011-2019



Why does this issue matter, and how does it affect neighborhood planning?

A distressed or problematic rental property is very often a symptom of the same market forces that influence neglect at an owner-occupied property. But distressed rentals are often thought of as distinct issues in older neighborhoods for good reasons. They tend to be in highly visible locations along or near busier streets and are thus more noticeable and likely to have a bigger impact on internal and external impressions of a neighborhood than a typical house. They also happen to be businesses, which means that the owners have different motivations and responsibilities than a homeowner.

Understanding the motivations and responsibilities of rental property owners and investors is an important part of designing policy tools or programs that are likely to keep healthy rental properties healthy or turn around properties that are in trouble. This is true for an apartment complex with 20 units owned by a large management company—and for the single-family house being rented out by a smalltime landlord.

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Safety, quality of life, and land use impacts of traffic and major roadways

How has this issue been expressed?

Concerns about the impacts of major roadways on neighborhood atmosphere and quality of life, on the walkability and bikeability of core neighborhoods, and on the marketability of properties along or near major roadways were raised by all three of the project's Sub-Area committees.

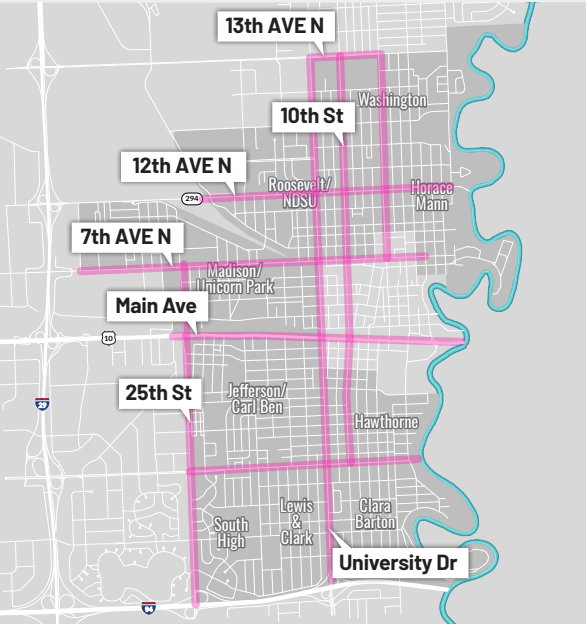
16% of respondents to an online survey described a combination of concerns about traffic and streets—speeding, noise, conditions—as neighborhood detractors, making it the third most common issue cited.

What is known?

All core neighborhoods are influenced in some way by busy, auto-oriented arterial roadways

The presence of busy, auto-oriented roadways are a fact of life for all core neighborhoods and help to make driving within and between parts of the core fast and efficient. For the most part, these roads follow auto-oriented highway-design principles from the late 20th century, which means that accommodations for neighborhood character or the experience of other users (pedestrians, bicyclists, and transit riders) is largely a secondary concern.

Arterials that carry at least 10,000 vehicles per day



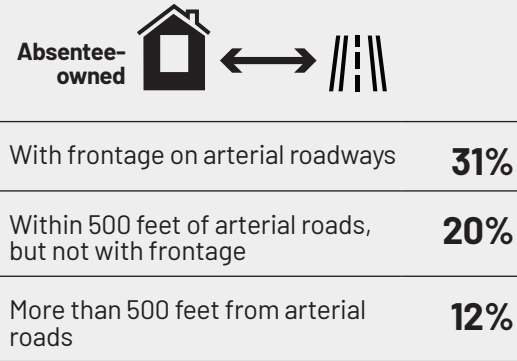
Source: czb analysis of NDDOT traffic counts

Arterial roadways have an influence on residential property ownership and condition patterns

Just over 550 single-family homes front arterial roadways in the core neighborhoods. Among these properties, the absentee-ownership rate is 31%—nearly double the 16% rate for the core overall.

Additionally, recent average sale prices, average assessed values, and property condition scores for single-family homes are all lower, on average, along arterial roadways than in the core as a whole. Key exceptions include Broadway and University Drive South, where conditions, owner-occupancy rates, and values are relatively strong.

Absentee-ownership rate of single-family homes by proximity to arterials



Source: czb analysis of City of Fargo assessment data



Why does this issue matter, and how does it affect neighborhood planning?

The environment along major streets in Fargo's core is often at odds with the quieter, tree-lined atmosphere found on interior streets. This is unavoidable in some respects—after all, traffic volumes and noise will be higher on major streets, and arterials help to limit the number of cars that use local streets to get through a neighborhood.

It is also true, however, that busy streets can be designed in ways that enhance rather than detract from a neighborhood's general character, and that they and their adjacent land uses can be designed to feel safe to non-auto users.

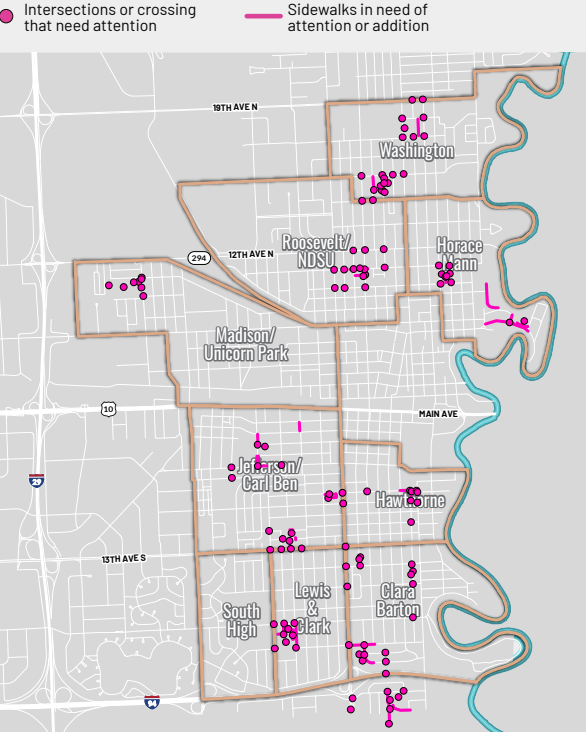
Perhaps the most significant advantage that core neighborhoods have over other locations in the region is a strong sense of place. Everything that can be done to reinforce that sense—especially the design of well-traveled streets—is a step towards making the core more livable to current residents and more appealing to future residents.

Pedestrian safety issues exist throughout the core, especially as it relates to school walking routes

While pedestrian and bicycle safety and convenience have become more prominent issues in Fargo than they were in previous eras, substantial room for improvement remains.

A Safe Routes to School Plan completed for Fargo in 2020 found numerous opportunities to improve pedestrian safety in core neighborhoods—in areas adjacent to schools and along key streets leading to school facilities.

Safe Routes to Schools Opportunities



Source: Fargo Safe Routes to School Plan

Reconstruction of Main Avenue is a model for arterial roadway redesign

The reconstruction of Main Avenue between University Drive and 2nd Street in 2020—enhancing the street's safety for all users and its visual appeal—serves as a model for arterial redesign in Fargo. Its presence is likely to influence public demand for similar work elsewhere in the core when opportunities arise for full reconstruction or more limited traffic-calming efforts.



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Incompatible development and uncertainty in transitional areas

How has this issue been expressed?

Concerns about the design, density, and/or land use of infill development has been expressed in a number of ways by volunteer committee members and survey respondents in most of the core neighborhoods. Specific concerns have included:

- The design of new homes, garages, or rental infill being out of step with established vernacular character
- Higher density housing or mixed-use structures being developed in an ad hoc manner that is difficult to anticipate

What is known?

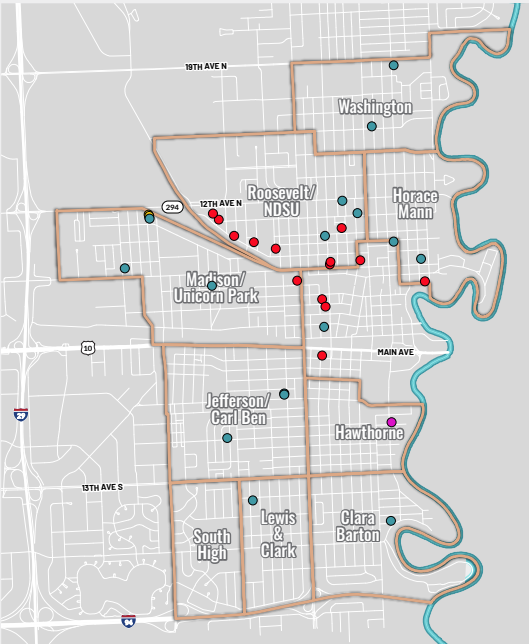
New construction has occurred in most core neighborhoods since 2015, but especially in areas adjacent to downtown and NDSU

Whenever infill development is proposed in established neighborhoods, concerns can arise if it represents a deviation from what is expected or desired by others who have a stake in the neighborhood. Those expectations might be formally expressed in plans or by the Land Development Code, or they might be informal preferences.

While new residential construction is not a widespread occurrence in Fargo's core neighborhoods, it has been happening with more frequency in recent years—especially in areas abutting downtown Fargo and NDSU—creating flashpoints around opposing visions for particular properties, blocks, or neighborhoods. Planned Unit Developments (PUDs) have been used as a tool to flexibly negotiate development details for many of the larger projects in the core, but this ad hoc approach often leaves disagreements over neighborhood vision unresolved.

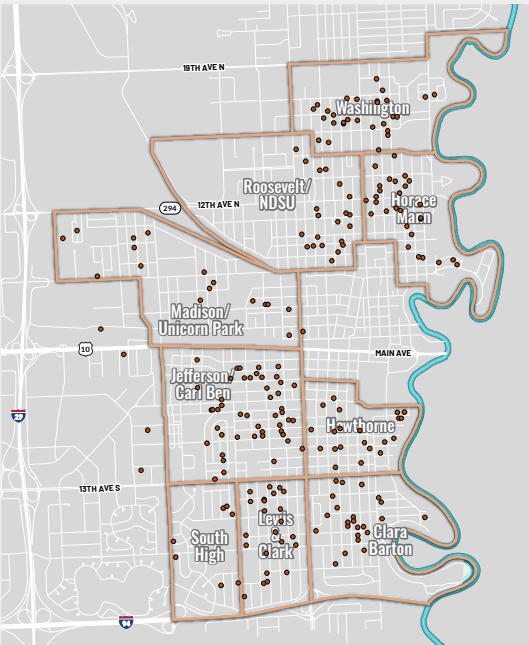
New Residential Properties Built Since 2015

Single-family Twin Home Unit Townhouse Unit Apartment Unit



Permits Issued for Garage Construction, 2015-2019

Garage



Source: City of Fargo building permit data

Map of edges / transitional areas in the core



'Edges' in the core neighborhoods are the areas most likely to be transitional and contested

The boundaries between certain land use or development patterns—between single-family blocks and commercial or mixed-use blocks, for example—are the areas where new development is most likely to be contested. This is especially true if land use demands are changing and leading to proposals to redevelop underutilized land.

Almost every neighborhood in the core has edges that are either currently or could become areas where evolving land use demands might conflict with long-held or more recent expectations.

Fargo's Land Development Code (LDC)



Analysis of Fargo's Land Development Code (LDC) in 2020 has found it to be at odds in several important ways with goals expressed by the Go2030 comprehensive plan and other plans that have been developed since the last time the LDC was substantially revised in the 1990s.

Shortcomings include inadequate development standards, especially as they relate to urban form—or how new buildings relate to the physical fabric of a neighborhood or street.

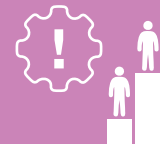


Why does this issue matter, and how does it affect neighborhood planning?

Too much uncertainty about what can be built and what it will look like—especially in areas where land uses mix or transition from one use to another—is a bigger issue for some stakeholders than others. It matters to neighborhood vitality, though, if it causes enough existing owners to hesitate on making investments to their properties because they lack confidence in the direction of the neighborhood or their own willingness to remain there. It also matters if it steers away homebuyers who sense uncertainty and have plentiful options elsewhere that give them more confidence.

Incompatibility of development matters if new development has the effect of lowering standards in a given neighborhood or disrupting urban form in a way that detracts from a neighborhood's established physical character. Either change can have the effect of setting a tone for future investment that erodes certain advantages that core neighborhoods have over other parts of the Fargo-Moorhead region.

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Uneven levels of resident leadership capacity and engagement

How has this issue been expressed?

The response to the call for volunteers to participate on committees for the Core Neighborhoods Master Plan largely reflected existing levels of resident leadership capacity and organization. Areas with a longer history of organized engagement had more residents expressing an interest to participate than those with less formal or visible resident leadership structures.

What is known?

Resident leadership capacity in the core appears to correlate with a combination of factors

The two neighborhoods with the most volunteers for the Core Neighborhoods Master Plan—Hawthorne and Horace Mann—are two that have longstanding and fairly active neighborhood associations. There may be a number of reasons for this, but a few key ones appear to be:

Rallying Points

These areas have some of the oldest housing in the city and have been dealing with cycles of disinvestment, reinvestment, and change for decades. Often, some precipitating event or issue is needed to compel people to become and stay engaged.

Identity

Like the presence of issues to rally around, a clear neighborhood identity is something that existing residents and newcomers alike can connect themselves to. Fargo's most engaged neighborhoods tend to have the clearest or strongest identities.

Income

Resident affluence and education can influence the degree to which neighbors feel comfortable interacting with City government and seek to actively manage change in their neighborhood. Higher incomes also frequently translate to concentrations of middle-aged homeowners who have been in the neighborhood for enough time to connect with others.

Why does this issue matter, and how does it affect neighborhood planning?

Resident leadership can seem like an abstract or intangible force in a neighborhood, but its absence can have very tangible consequences. If residents are not connected and organized in some way—either formally or informally—a neighborhood's capacity to address small issues before they become larger issues, and to effectively advocate for neighborhood interests, will be limited



Concerns about the long-term status of schools as neighborhood anchors

How has this issue been expressed?

Schools were singled-out as critical assets in almost all core neighborhoods—serving as physical and cultural anchors—during the planning process. But concerns were also raised that schools in the core have been falling behind newer schools in newer neighborhoods. If schools in the core, and the neighborhoods themselves, have a harder time competing for young families, there are fears that certain facilities may not be viable in the long-term.

What is known?

Elementary enrollment projections reflect growth expectations and trends in Fargo

Fargo's growth in recent decades has been concentrated in the city's southern end, where residential development and a growing population have been served by new and expanded school facilities. Over the next few years, elementary enrollments based on student residence show that core neighborhood enrollment will be flat if not declining while enrollment beyond the core will grow by almost 5%.

In terms of enrollment as a percentage of school capacity, core elementary schools are expected to be at 74% in 2023/2024, while non-core elementary schools will be at 82%.

Projected Elementary School Enrollment by Student Residence

	2020/ 2021	2023/ 2024	% Change
Core Elementary Schools	2,004	1,979	-1.2%
Non-core Elementary Schools	3,333	3,491	+4.7%

Source: Fargo Public Schools Long Range Facility Plan (2019)

Why does this issue matter, and how does it affect neighborhood planning?

The symbiotic relationship between core neighborhoods and their schools—with each neighborhood reflecting and reinforcing the strength of its schools, and vice versa—make schools an important part of neighborhood planning. In Fargo, uneven growth patterns and their influence on planning for school facilities means that the proper scale for addressing this issue is citywide.

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Crime and public safety —reality and perceptions

How has this issue been expressed?

Lorem ipsum

What is known?

Lorem ipsum

Why does this issue matter, and how does it affect neighborhood planning?

UNDER CONSTRUCTION

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Housing costs and taxes

How has this issue been expressed?

Lorem ipsum

What is known?

Lorem ipsum

Why does this issue matter, and how does it affect neighborhood planning?

UNDER CONSTRUCTION

How did we get here?

The priority issues in Fargo’s core neighborhoods have not emerged overnight, and they are not isolated from each other or from other issues. They represent choices and processes long in the making that affect older neighborhoods across the country.

Identifying strategies to address these issues requires an understanding of where the issues come from, the problems that need solving, and the interconnectedness of problems and potential solutions.



Homes in need of repair or updating

When disrepair becomes visible at the scale now apparent in Fargo’s core neighborhoods—one in every six residential properties—it is a sign that disinvesting in older housing makes more sense for many owners than investing and actively improving. Plentiful, newer, and generally affordable options on the edges of Fargo make it easier for households to look past the core when they decide where to put their housing dollars.

If the market doesn’t respond to an aging and outdated house by substantially renovating it and making it competitive again to the broader homebuying market, the cost of the house will increasingly reflect its condition and it becomes a source of affordable housing. While this is an important role for the house to play, deferred maintenance is likely to mount over time without intervention. And if homes in disrepair become concentrated, poverty also becomes concentrated.



Condition and quality of life impacts of rental housing

Rental housing is a significant part of Fargo’s housing supply (56% of all occupied units) and has been for some time. As with owner-occupied housing in Fargo, plentiful and largely affordable options—especially newer units—have contributed to disinvestment in some older rental properties. An older and outdated apartment rents for less than its more modern competitors, which makes them affordable—but it also limits reinvestment into the property and can lead to degradation over time if market or other forces fail to intervene.

The renting of single-family houses is generally not a viable business model. It becomes viable, however, when acquisition costs are low (due to declining condition or unfavorable location) or if the market can bear high rents. Around NDSU, the student market makes this practice both viable and lucrative.



Safety, quality of life, and land use impacts of traffic and major roadways

When most of Fargo’s core neighborhoods were built in the early-to-mid 20th century, Fargo was a much smaller city with far fewer cars. As the city and traffic volumes grew, major streets were re-engineered to better accommodate the efficient flow of cars—something that happened in every American community. Cities are now a full generation into rethinking these practices, and Fargo is no different. While some major roads have been thoughtfully redesigned, many in the core are still stuck in a mid-century model that feels unsafe to pedestrians and bicyclists and detracts from neighborhood character.



Incompatible development and uncertainty in transitional areas

Cities and neighborhoods change—any effort to preserve a place in amber will inevitably be met with disappointment. While change cannot be prevented, it can be managed and guided in ways that reflect a general community consensus about the pace, nature, and geography of change, as well as the compromises that stakeholders are willing to acknowledge and make.

In parts of Fargo’s core neighborhoods where change has been happening the fastest, efforts to fully recognize and reconcile competing goals have often been inadequate, resulting in feelings of frustration, distrust, and uncertainty. Decisions are being made on a regular basis where key stakeholders disagree about which principles and goals should be the basis for a decision—disagreements that go unresolved and carry over to future decisions.

What problems need to be solved?

Overcoming both a hesitancy and an inability to make large home improvements

Isolated examples of blight that threaten stable areas

Limited financial motivation to upgrade aging multi-family properties

Preservation of affordable opportunities currently provided by underimproved rental properties

Making single-family properties in decline less appealing targets for rental investors and more appealing to homebuyers

The design and function of major roadways (and of the overall network they form)

Uncertainty and disinvestment stemming from evolving land use demands along some corridors

Too much uncertainty about what can go where and what it will look like

How Neighborhood Issues are Interconnected

Disinvestment in residential property, which is at the heart of the two most commonly cited issues in the core, is a symptom of wider market forces in the Fargo-Moorhead region and interact in some way with every other issue or trend in the core.



Homes in need of repair or updating

Potential homebuyers choose a different neighborhood when they see declining conditions—making it easier for absentee owners to compete for single-family homes



Condition and quality of life impacts of rental housing

Property owners hesitate to strongly reinvest in their property because declining properties nearby make them question the future of their block



Safety, quality of life, and land use impacts of traffic and major roadways

Noise, speeding, or other environmental factors limit demand near along or close to major roads (by both owners and renters), leading to declining property conditions



Incompatible development and uncertainty in transitional areas

Uncertainty about the future of nearby properties causes owners to hesitate or hold back on investment



Uneven levels of resident leadership capacity and engagement

Increasingly visible disinvestment could be a spur to action that causes neighbors to connect and mobilize

Increasingly visible disinvestment could cause people to engage less and become withdrawn from their neighbors



Concerns about the long-term status of schools as neighborhood anchors

Concerns about the neighborhood or diminishing demand for its housing stock reduces the pipeline of young families to neighborhood schools

Declining reputation of a school limits the ability of the neighborhood and its housing stock to compete for young families



Crime and public safety—reality and perceptions

Real or even perceived concerns about safety can diminish demand for a neighborhood, leading to disinvestment, a rise in physical disorder, and higher incidents of social disorder



Housing costs and taxes

Deferred maintenance becomes more expensive for an owner to correct year by year

Declining conditions can hold back property values, hurting the tax base and the City's ability to provide services and intervene

PART 2

CRITICAL CONCEPTS FOR NEIGHBORHOOD PLANNING IN FARGO



To address issues that are emerging or longstanding in Fargo's core neighborhoods, understanding the nature of those issues and how they connect to each other is an important starting point. But to arrive at a framework for making decisions and implementing tools that will make a difference, an understanding of critical concepts for good neighborhood planning is also needed.

The following pages present four interrelated concepts that are particularly relevant for the core neighborhood and provide a foundation for identifying the types of actions that are likely to yield outcomes in favor of vibrant and sustainable neighborhoods and actions that might undermine long-term neighborhood health.

Defining a healthy neighborhood

Every neighborhood wants to be "healthy," but what does that really mean? In the context of neighborhood planning—especially when talking about revitalization or maintaining vitality—a healthy neighborhood refers to one that functions well on four specific factors: market, capacity, conditions, and image.

When a neighborhood is faring well on each of these factors, the primary work for neighborhood leaders and their public and non-profit partners is centered around maintaining these strengths and recognizing that a fall off on any one of the factors feeds a downward cycle. If resident capacity to manage problems begins to slide, for example, conditions are apt to slide in some way, which translates to a shakier image and a weaker market that begets further decline in capacity.

When a neighborhood is not strong on one or more of these factors, work should center on improving the weak points and recognizing that doing so will have ripple effects within the Healthy Neighborhoods cycle. If residents in a neighborhood organize to identify and manage small problems before they get out of hand, conditions are apt to improve, which influences a more positive image, which results in more people seeing the neighborhood as a desirable place to live.

While there are other goals a neighborhood may want to achieve besides these four factors of neighborhood health, being healthy puts a neighborhood in the driver's seat of its own future.

MARKET

Who is living in the neighborhood and who would like to live in the neighborhood

The market is strong

Demand for housing is in balance with or exceeds the supply; prices are rising and keeping pace with inflation

CAPACITY

Ability and willingness of residents to manage home and neighborhood

Resident **capacity** is high

Residents actively manage neighborhood issues and engage each other and wider stakeholders in constructive ways

IMAGE

Perception of the neighborhood by non-residents; shaped in part by neighborhood's self-image

Neighborhood **image** is positive

Signals sent by conditions communicate pride and instill confidence

CONDITIONS

Level of care and investment committed by residents of the neighborhood; level of infrastructure upkeep committed by public sector

Housing and neighborhood physical **conditions** are good

Residential blocks are appealing to potential buyers and renters from outside the neighborhood

Healthy Neighborhoods



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Distribution of housing opportunities matters

Fargo does not have an abnormally high level of households with low incomes. As of 2018, just under 22% of households (or 11,500) earned less than \$25,000, compared to 20% nationally. For these households, however, housing options are constrained by their ability to afford no more than \$625 per month without becoming overly burdened by housing costs.

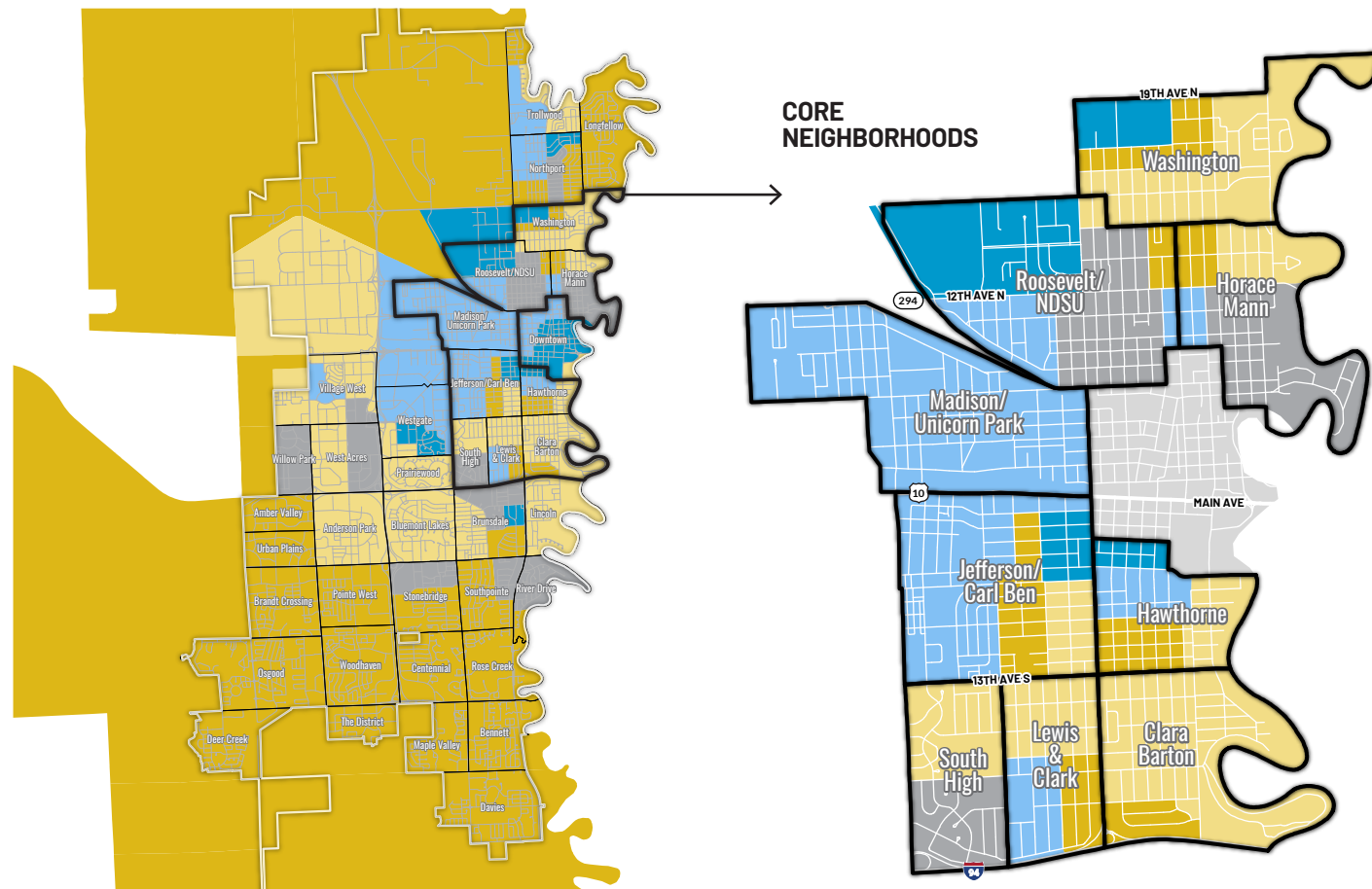
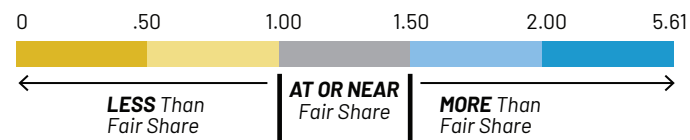
The distribution of inexpensive housing heavily influences where many of these households settle, and the distribution in Fargo (as in most cities) is far from even. These households are disproportionately located in older neighborhoods—particularly in the core—where older housing serves as

an important source of affordable housing. And within the core, these households are disproportionately distributed in areas where housing is least expensive and rental opportunities are numerous.

Why are these very common patterns of household distribution noteworthy from a neighborhood planning standpoint? When efforts are not made to intentionally distribute affordable housing opportunities on a wider basis within a region, concentrations of poverty result over time in rising levels of disinvestment, declining conditions, limited commercial opportunities due to low discretionary spending capacity, and the wide range of social ills that arise when neighborhoods are sharply polarized by income.

In other words, how affordable housing opportunities are distributed within a region—whether they are part of every neighborhood's housing fabric or relegated to a handful of areas—ultimately shapes just how healthy an older neighborhood with older and less expensive housing can be.

Share of Households Making \$25,000 or Less Compared to Expected Share Under "Fair Share" Scenario for City of Fargo



Source: czb analysis of household income distributions in the City of Fargo from the American Community Survey 5-Year Estimates, 2018

Owner-occupancy and household stability affect neighborhood health

Just as neighborhood health becomes harder to build and sustain if a neighborhood has an outsized share of a region's low-income households, neighborhood health is more difficult to achieve and maintain when owner-occupancy is a small or declining component of a neighborhood's residential fabric.

As a rule of thumb, a 50% owner-occupancy rate for housing units in a neighborhood (or higher, if the housing stock is predominately single-family dwellings) is an important threshold to stay above, ensuring that a critical mass of residents have a significant personal stake in the neighborhood's health and a strong incentive to invest both socially and financially. It is harder for an owner-occupant to get up and leave when neighborhood health is at risk, therefore giving them extra motivation to actively address issues as they arise in

collaboration with other residents (owners and renters).

Owner-occupancy is also correlated with household stability—as measured by characteristics such as length of tenure, earning potential, and education—and a critical mass of stable households is another contributor to neighborhood health for all residents.

The importance of owner-occupancy to neighborhood health does not mean that rental housing is a problem, or that renters cannot contribute to neighborhood health. Rental housing is a critical part of a complete housing ladder that serves the needs of residents at various life stages and socioeconomic circumstances. What matters is having a housing ladder that is well-balanced and well-distributed regionally, citywide, and at the neighborhood-level.

Neighborhood health in Fargo is served by having a balance of housing types and opportunities at all geographic scales

Housing types and opportunities



Geographic scales



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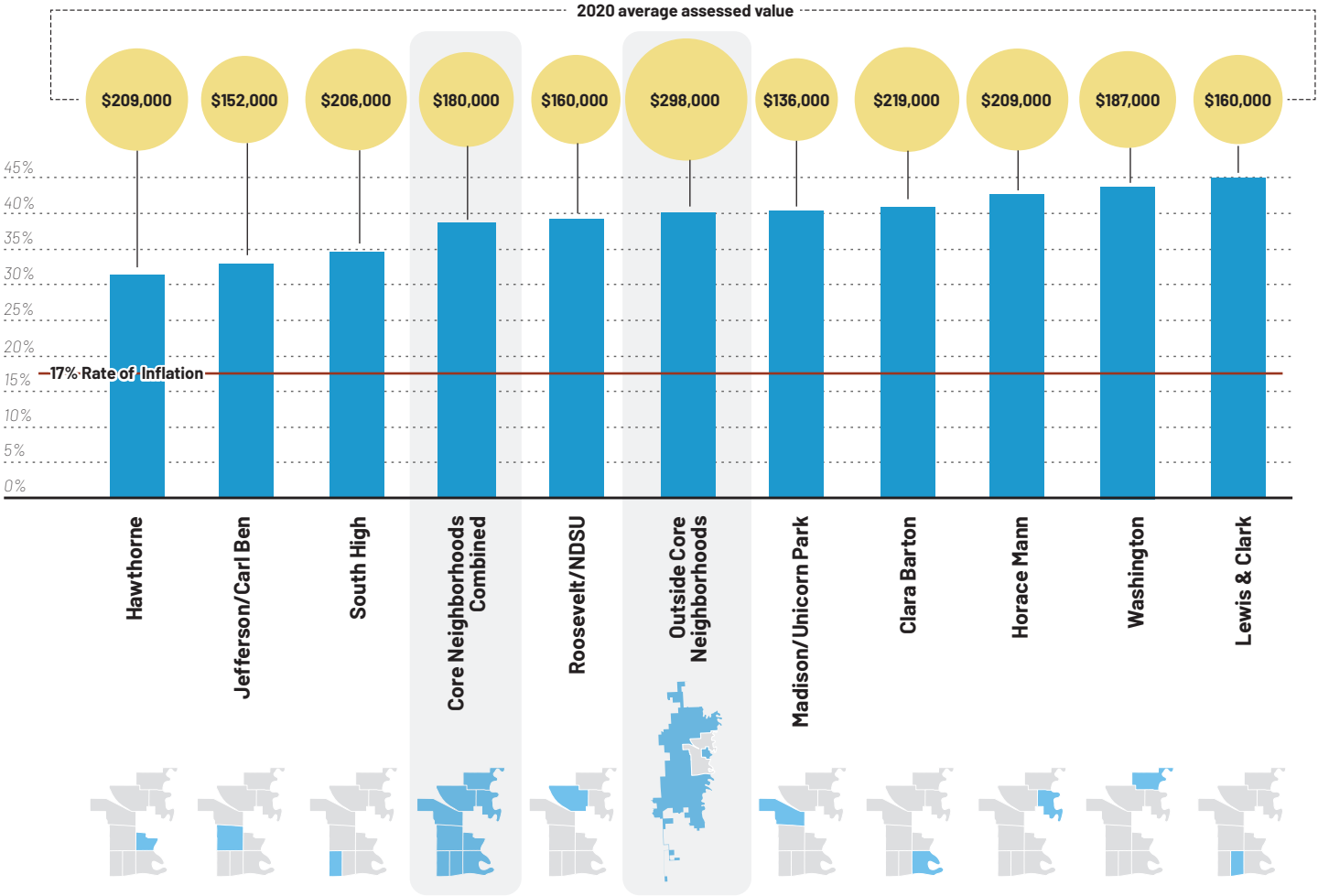
The City's fiscal strength is imperative

An often overlooked but crucial objective of neighborhood planning is a neighborhood's contribution to the fiscal health of the City—especially when property taxes are an important source of municipal revenue as they are in Fargo. If the City's fiscal position erodes, investments in infrastructure and services are likely to fall behind desired levels, and the City's ability to help pay for a wide range of neighborhood goals will be reduced. Consequently, monitoring long-term changes in property values—and whether those values keep up with or fall behind inflation—is one important way to gauge how neighborhoods contribute to fiscal health.

Given Fargo's rapid growth in recent decades and rising demand for housing, the average assessed value of single-family homes has been able to outpace inflation in each of the core neighborhoods by a considerable margin. Though average values in all core neighborhoods remain well below the average value of newer housing stock outside the core, five of the nine core neighborhoods have experienced value growth since 2011 that exceeds the rate of growth in non-core neighborhoods.

These value trends, combined with the fact that blight is not yet at overwhelming levels in any core neighborhood, are an indication of Fargo's strong position to invest in ways that will foster and maintain healthy core neighborhoods.

Percent Change in Average Assessed Value of Single-Family Homes, 2011-2020, Compared to Inflation



Source: czb analysis of current and historical assessment data from City of Fargo

How should these concepts influence planning and policy for Fargo's neighborhoods?

What these four concepts reveal is a need to think expansively from a planning and policy standpoint on a few different levels—and to recognize that building or sustaining neighborhood health is not a one- or two-dimensional task that can be accomplished by focusing narrowly on the core neighborhoods themselves. Specifically:

Defining a healthy neighborhood

The four interrelated factors that drive neighborhood health all require different types of attention from neighborhood residents, City leaders, and other neighborhood stakeholders. Stimulating engagement between neighbors requires certain tools in the same way that encouraging home reinvestment requires specific resources and approaches. Good planning and policymaking must pay attention to all four factors.

Distribution of housing opportunities matters

Intentionally distributing affordable housing opportunities to avoid concentrations that would be harmful to low-income households and neighborhood health is not something that can be done by narrowly focusing on affordable housing in the core neighborhoods. City- and region-level action are necessary to make movement in a fairer direction possible.

Owner-occupancy and household stability affect neighborhood health

In the same way that well-distributed affordable housing opportunities requires at least a citywide policy perspective, achieving a healthy balance of owner-occupancy throughout the core neighborhoods requires a way of thinking about the integration of different housing types at the block scale, the neighborhood scale, and beyond.

The City's fiscal health is imperative

Making the City's long-term fiscal health part of decision-making and planning at the neighborhood level—and not just from the standpoint of whether the City can afford to pay for something at any given moment—forces planning to be mindful of the consequences that every action might have on a neighborhood's ability to compete for housing demand and maintain a property base that can strongly contribute to service delivery and infrastructure investments.

PART 3

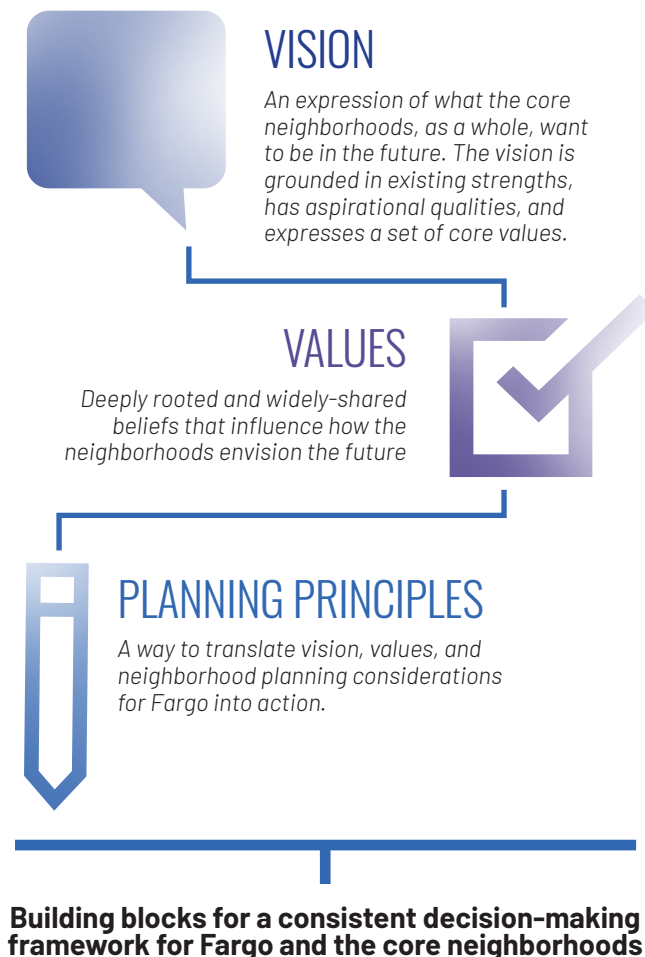


VISION, VALUES, AND PLANNING PRINCIPLES FOR THE CORE NEIGHBORHOODS

Each of Fargo's core neighborhoods has a vision for the future grounded in specific strengths and opportunities that residents wish to build from and challenges they seek to overcome. These visions—in the form of neighborhood brand statements and a set of measurable outcomes—can be found in the implementation briefs in Part 5.

Although each neighborhood has its own vision, the process behind the Core Neighborhoods Master Plan revealed many common themes in these visions and the specific outcomes being sought across the core—commonalities that speak to an overarching vision for the core and a set of shared values. When those values are combined with what is known about prominent issues in the core (Part 1) and concepts for neighborhood planning in Fargo (Part 2), a set of planning principles comes into focus.

Together, the shared vision, values, and planning principles presented here in Part 3 form the building blocks of a decision-making framework. As City officials and neighborhood leaders are confronted with choices that have the potential to influence core neighborhoods, this framework can serve as a basis for making decisions that consistently and thoughtfully align with what residents in the core value and want to achieve.



Fargo's core neighborhoods all have a strong and distinct sense of place that reflects their history and their role in Fargo's collective story.

Their homes, parks, schools, and trees are points of pride that contribute to a high and improving quality of life that attracts residents looking for character and community.

There is a strong commitment to investment and stewardship as well as equity and diversity, ensuring that desirable residential environments are neighborly and accessible.

Statement of Shared Vision for the Core Neighborhoods



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We are committed to...

Character

Our neighborhoods have vernacular character that reflects where we've come from and who we are in Fargo—we value it and recognize that it contributes value to our neighborhoods. We believe in preserving local character whenever possible and being thoughtful about new additions to the built environment.

Sustainability

As a community, we are responsible with our resources and assets—this means we are careful about what we invest in as a community, but we are not cheap. We recognize that building and maintaining desirable places (public or private) require investment, far-sightedness, and stewardship to achieve durability and lasting benefit.

Inclusion

While we have room to improve on matters of inclusion, a sense of fairness and common interest have long shaped our civic culture. We recognize that moving forward as a community is something that happens when all feel included as contributors to and beneficiaries of our success.



Housing is balanced, diverse, and contributes to neighborhood character

Having a wide range of housing types and price points—from a strong and well-preserved single-family stock to a range of appealing rental options—will keep our housing market resilient and responsive to housing demand and need. We will strive to ensure that the core neighborhoods collectively provide this range of opportunities and that housing diversity is thoughtfully integrated within individual neighborhoods.

Neighborhoods are amenity-rich

High-quality parks and other amenities contribute to quality of life for all residents and the desirability of our core neighborhoods. We will preserve, invest responsibly in, and add strategically to the amenities we have. Whenever possible, we will make an extra effort to turn underutilized or one-dimensional public spaces—including streets—into stronger quality of life assets.

Settlement patterns do not inhibit economic mobility

Our actions promote the maintenance and emergence of well-balanced, mixed-income neighborhoods citywide and in the core. If a project or policy is likely to directly or indirectly concentrate poverty and disinvestment into small areas or specific neighborhoods, we will reject or rethink it.

Growth pays for itself (including negative externalities)

Growth comes with direct costs, such as infrastructure construction and expansion. But it also comes with externalities, such as diminished demand for older neighborhoods and older public facilities. In addition to paying its own way, growth must contribute to solving its indirect consequences.

How would this work as a decision-making framework?

Gauging whether a decision aligns with a value or planning principle will not always be straightforward—such a framework requires a willingness by the community to openly interpret and discuss what the values and principles mean and how they apply to the decision at hand. At a basic level, however, there are some clear “dos” and “don’ts” that go with the values and planning principles presented in this plan.

DO

Use the City’s Land Development Code to require adherence to basic principles of good urban form in order to strengthen the physical fabric of core neighborhoods

Support a mixture of housing opportunities in each neighborhood, including multi-family housing along corridors where higher densities make the most sense

Encourage preservation of and reinvestment in the core’s single-family housing supply

Invest in high-quality park and public space improvements—including connections between improvements—to bolster quality of life in core neighborhoods and position them as neighborhoods of choice in the region

Involve neighborhoods in planning amenities to create a sense of ownership and confidence that translates to parallel investments by private homeowners

Use City incentives to encourage and support residential projects that help the City and its neighborhoods achieve mixed-income results

Use federal and state housing resources in ways that create durable housing opportunities for low-income households in mixed-income settings near job centers, services, and amenities

Ensure that new development on Fargo’s edges is both covering the cost of new infrastructure and services AND helping to pay for reinvestment in the City’s core

Plan for growth in a more comprehensive manner that takes ramifications for schools, parks, and existing neighborhoods into full account

Put an onus on core neighborhoods to absorb a share of Fargo’s future population growth—the most sustainable way for Fargo to grow

DON'T

Allow infill development to compromise the quality of existing neighborhood form (but, at the same time, don’t be overly prescriptive about style and design)

Allow redevelopment patterns to emerge that (1) compromise confidence and continuity on stable, single-family blocks or that (2) result in mixed-use, higher density areas that feel unplanned or haphazard

Skimp or underinvest in neighborhood amenities and expect core neighborhoods to successfully compete for residents and investment in the long-run

Plan improvements to neighborhood amenities without considering how they connect to and support other amenities and neighborhood goals

Use City incentives to encourage or support projects that will reinforce concentrations of poverty or exclusive development patterns

Use federal or state housing resources in ways that steer new affordable units to areas with the lowest land costs or areas isolated from economic opportunities or amenities

Assume that having new development pay for new infrastructure and service costs alone is sufficient to cover the full fiscal impact on Fargo

Mistake preservation goals in core neighborhoods as a rationale for not absorbing growth in the core

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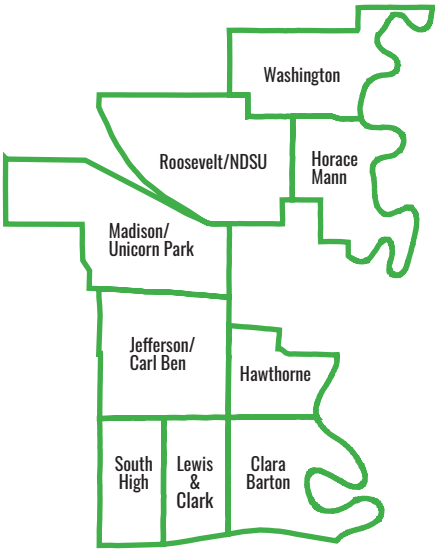
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PART 4



CORE NEIGHBORHOODS TOOLKIT

The process behind the Core Neighborhoods Master Plan revealed a comprehensive range of issues to address, as well as principles to apply that require a citywide vantage point. Consequently, a toolkit for the core neighborhoods focused narrowly on a few localized programs or policy tools would have been inadequate to the task of achieving the shared and individual visions of the nine neighborhoods.



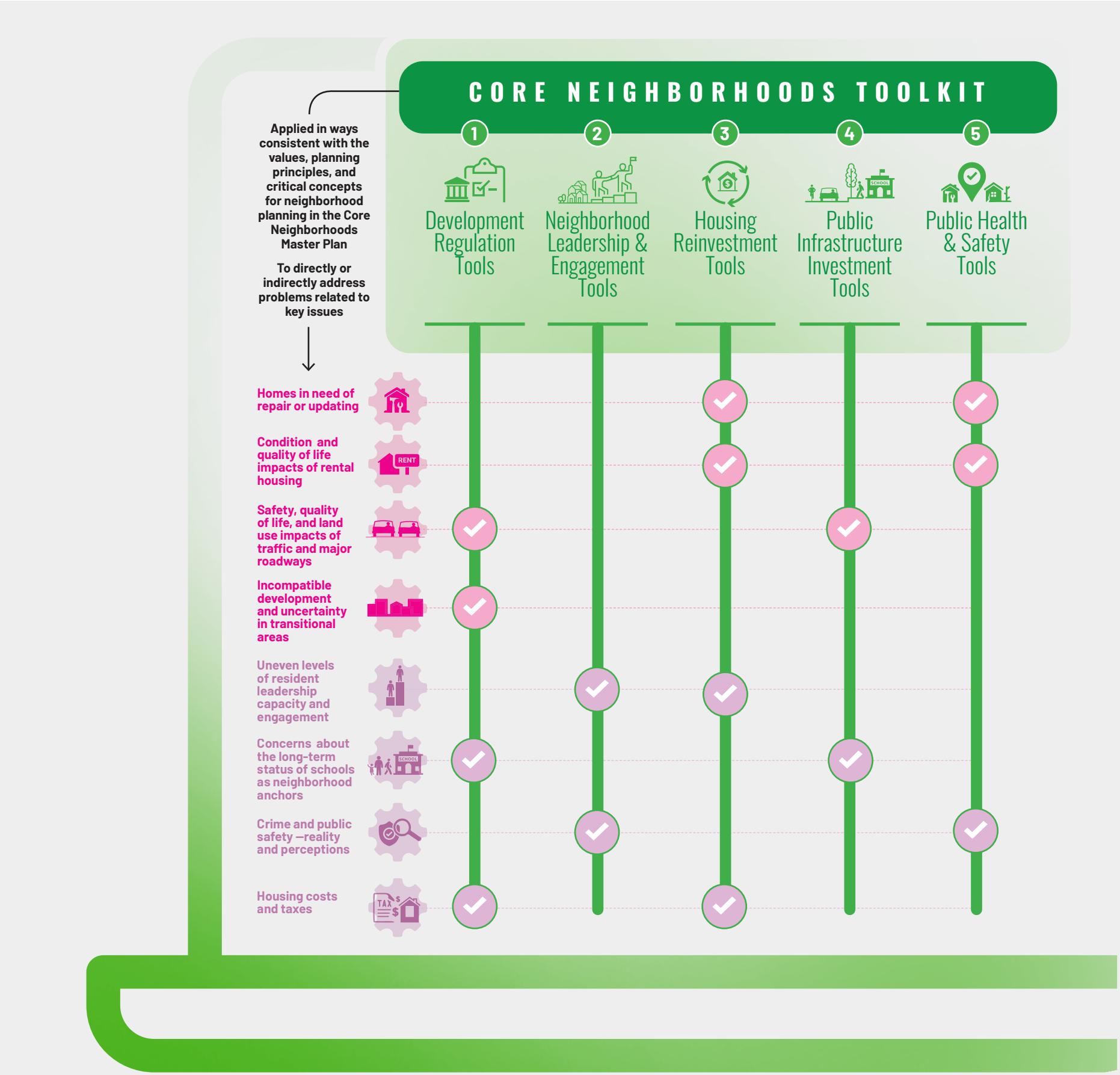
The toolkit outlined here responds to the complexity of these neighborhoods and the issues to address by identifying five general categories of intervention tools that form a comprehensive toolkit for a diverse collection of older neighborhoods.

For each tool category, the following information is presented:

PROBLEMS TO SOLVE CURRENT PRACTICES AND CONDITIONS CHANGES TO MAKE

Problems to Solve in the core neighborhoods that can be addressed in some form by the tool category.	Current Practices and Conditions , outlining how the City of Fargo and its partners currently utilize tools within the category.	Changes to Make , covering recommended actions that would bring policies and programming in Fargo into better alignment with the issues that need to be addressed and the planning concepts and principles outlined in this plan.
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Part 4 concludes by proposing a realistic sequencing of implementation steps and highlighting the most critical steps to achieve in the near-term to put implementation on a positive course.





1 Development Regulation Tools

PROBLEMS TO SOLVE

CURRENT PRACTICES AND CONDITIONS

CHANGES TO MAKE

What are the core neighborhood problems that can be addressed by this category of tools?

Too much **uncertainty about what can go where and what infill development will look like**, which can contribute to current or potential owners hesitating to invest in existing properties.

Uneven distribution of affordable housing options across Fargo, with higher-than-optimal concentrations of low-cost options (and therefore poverty) in some core neighborhood areas where the housing stock is older and outdated.

How are these tools currently configured or used?

A Land Development Code that, according to a separate LDC Diagnostics project, is outdated and not a good reflection of goals stated in the Go2030 Comprehensive Plan or other more recent plans. This includes the absence of design standards in base zoning districts as well as zones close to downtown that permit a broad range of uses and densities (perhaps too broad given existing, desired, or foreseeable land use patterns).

A Go2030 comprehensive plan that does not yet make explicit some ambitions that are important to the future health of core neighborhoods, such as an ambition that all neighborhoods be healthy, or that affordable housing be addressed in a manner that does not concentrate poverty in a few poorer neighborhoods.

Routine use of Planned Unit Developments (PUDs) by developers to negotiate the details of core neighborhood infill projects, including use and density—which leads to decisions that can seem ad hoc and unpredictable to neighborhood stakeholders.

Aging housing stock in the core neighborhoods serving as Fargo’s default supply of affordable housing, with no policies in place to require or encourage a more even and equitable distribution of affordable housing.

A system of development incentives, including tax exemptions, tax increment financing (TIFs), and payment in lieu of tax agreements (PILOTs) with policies and guidelines that are regularly reviewed to ensure they are aligned with City objectives and plans.

What changes to current practices substantially address the “Problems to Solve?”

1. **Update the Land Development Code (LDC) to reflect principles and goals expressed in this Core Neighborhoods Master Plan.**



A successful update of the LDC will take a wide range of planning and policy goals into account for the entire city. Special attention, though, should be given to outcomes sought in the core neighborhoods and the ways that the LDC can assist in achieving those outcomes.

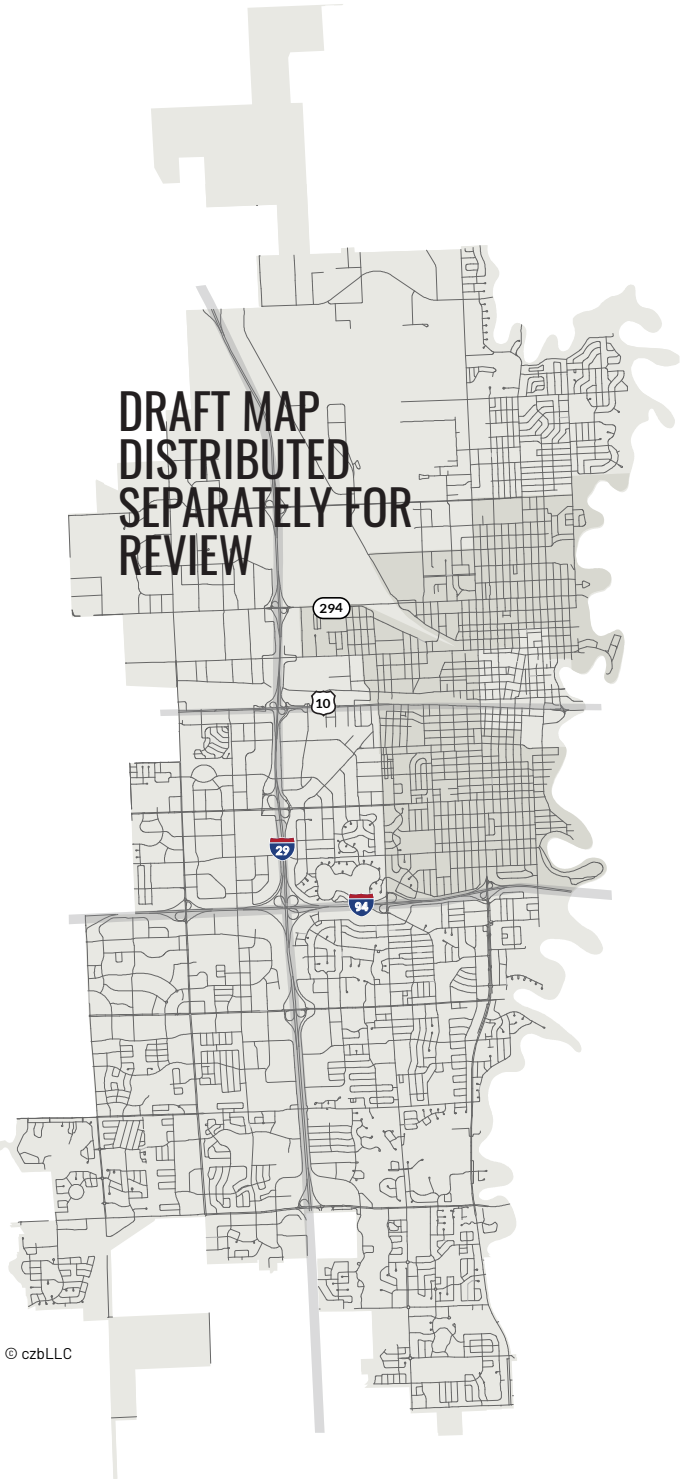
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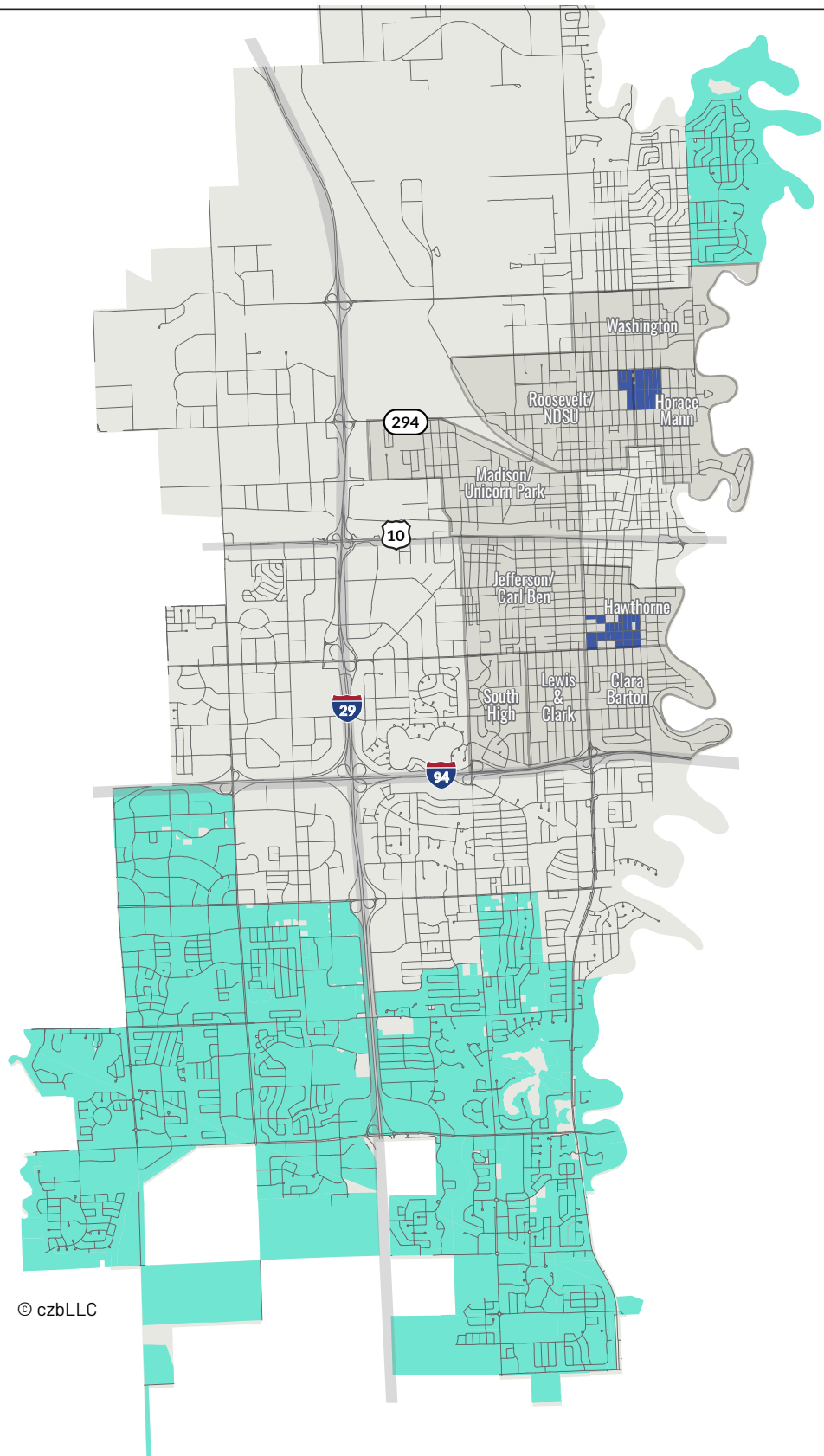
Use the following resources and recommendations to guide the LDC update:

- ✓ **Future Land Use Map for the core neighborhoods, which has been created to express land use and development goals in the core neighborhoods.**
- ✓ **Integrate design standards into base zoning districts to regulate building form (but not architectural style) as a commitment to the “Character” value in this plan.**

Who	Cost
City of Fargo	No direct cost in addition to what is expended on the LDC update

The Future Land Use Map for the core neighborhoods will reside here, with more detailed versions of the map and map descriptions appearing in Part 5 with each neighborhood’s implementation brief.





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Inclusion Priority Areas

- Non-Core Housing Inclusion
- Core Housing Inclusion

This map of inclusion priority areas identifies blocks that have well-below average shares of Fargo's low-income households AND housing market demand conditions that are above average for Fargo. If a residential project in these areas is to receive any form of incentive from the City of Fargo, it is recommended that the incentive be granted only if the project has an affordable component of at least 10% of developed units.

2. Revise development incentives and tax exemptions to reflect goals and planning principles of the Core Neighborhoods Master Plan



Just as the Land Development Code needs to be updated to reflect recent plans, the same applies to development incentives. The City has a process in place for periodic reviews and updates to these tools.

ACTION

The next time Fargo's development incentives are reviewed and revised, integrate changes that reflect the planning principles of the Core Neighborhoods Master Plan. These may include:

- Mixed-income, inclusionary housing requirements for
 - Any project with a residential component that seeks assistance through TIF or PILOT
 - Any multi-family residential project seeking a remodeling exemption
- Withholding City incentives or support for any project that contributes to or reinforces concentrated poverty, such as:
 - Any project with a substantial affordable housing component that is also in a Census block group with 20% or higher poverty

Who	Cost
City of Fargo	Value of tax revenue forgiven

3. Create a regional housing trust fund to support inclusive housing development at a regional level

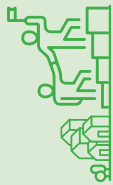


While the City of Fargo can actively pursue a wider distribution of affordable housing opportunities through modifications to development incentives, a truly fair distribution of affordable housing opportunities requires action at the regional level.

ACTION

- Through inter-jurisdictional agreements, create a consortium of communities (Fargo, West Fargo, and Moorhead at minimum) that agree to pay annually into a housing trust fund based on a combination of population and recent volume of market-rate development, among other possible criteria. Use allocated funds to assist financing of low-income and mixed-income housing development in a manner that does not contribute to or reinforce concentrations of poverty.

Who	Cost
Cities of Fargo, West Fargo, and Moorhead	Estimates of annual contributions and unit production goals under development



2 Neighborhood Leadership & Engagement Tools

PROBLEMS TO SOLVE

CURRENT PRACTICES AND CONDITIONS

CHANGES TO MAKE

What are the core neighborhood problems that can be addressed by this category of tools?

Cultivating greater resident leadership capacity where it is low and maintaining it where it is high in order to successfully manage issues at the neighborhood level.

How are these tools currently configured or used?

A few core neighborhoods have well-established neighborhood associations that interact with residents and City officials, though maintaining and growing their volunteer base is an ongoing challenge. Most areas in the core neighborhoods do not have anything so formal, and any informal leadership structure that exists is often hard for the City to interact with routinely.

The City of Fargo used to employ an individual who helped to facilitate the development and operation of neighborhood associations and the cultivation of neighborhood leaders, but such a position has not existed for at least a decade.

The Fargo Neighborhood Coalition exists to connect neighborhood leaders and amplify neighborhood issues but has limited, volunteer-driven capacity.

What changes to current practices substantially address the “Problems to Solve?”

1. **Create capacity to cultivate and connect residential leaders, and to oversee programming that stimulates neighbor-to-neighbor engagement.**



Having dedicated staff to work with neighborhood associations and emerging neighborhood groups was critical to past achievements on the issue of residential leadership development. Such a capacity is needed again, and over a sustained period, to boost the capacity of neighborhoods to manage issues and interact effectively with City Hall and other entities.

ACTION

- ✓ **Establish a “Neighborhood Coordinator” position at the same entity designated to carry out new housing reinvestment programs** (see Housing Reinvestment Tools). Position the coordinator as primarily responsible for designing and executing programming related to neighborhood leadership and engagement, and as a key liaison between neighborhood groups and City departments.

Who	Cost
Entity designated to lead housing reinvestment efforts in the core (with City of Fargo as lead sponsor)	Salary and benefits of coordinator position

2. **Develop and implement programs designed to identify emerging leaders, support the work of emerging or established neighborhood groups, and to connect neighborhood leaders to information and each other.**



A number of simple and time-tested approaches can be used to empower residents who want to engage and organize their neighbors and to create locally-driven momentum that builds confidence and a sense of ownership for neighborhood conditions.

ACTION

Design and execute programs, such as:

- ✓ **Block activities and small beautification/improvement projects for motivated groups of neighbors (using small matching grants and providing facilitation support)**
- ✓ **Annual ‘neighborhood improvement summit’ that brings neighborhood leaders together to engage with City departments and each other, supplemented by routine, topical workshops.**
- ✓ **Technical assistance and/or small grants to aid in the implementation of activities that reinforce neighborhood brand and vision (as identified through the Core Neighborhoods Master Plan process).**

Who	Cost
Neighborhood Coordinator at housing reinvestment entity	Resources for small matching grants, organizing the annual summit and routine workshops (estimated range: \$15,000 to \$20,000 per year)



3 Housing Reinvestment Tools

PROBLEMS TO SOLVE

CURRENT PRACTICES AND CONDITIONS

CHANGES TO MAKE

What are the core neighborhood problems that can be addressed by this category of tools?

How are these tools currently configured or used?

What changes to current practices substantially address the “Problems to Solve?”

Overcoming owner hesitancy and/or inability to make large improvements to older homes that are in need of repairs/updates to maintain the health and marketability of core neighborhood housing stock.

Addressing isolated examples of blight that threaten stable areas.

Limited financial motivation to upgrade aging apartment complexes that also serve as a source of affordable housing.

Making single-family homes that are currently slipping less appealing targets for rental investors and more appealing for potential homeowners.

The City of Fargo has two longstanding Community Development programs in this category of tool that are too limited in size and impact to address these problems at the proper scale.

Housing Rehabilitation Program: A program funded with federal dollars for income-eligible homeowners that currently rehabs 5 to 7 properties per year due to limited resource availability and limited contractor capacity to do the rehab work (due in part to regulations tied to the funding source).

Neighborhood Revitalization Program: The City of Fargo and Gate City Bank partner on a low-interest loan program that serves 10 homeowners per year on average; \$2 million in loan capital is allocated annually; the program provides an attractive home improvement financing option for those who use it, but it does not appear to stimulate work that would not have happened otherwise.

The City of Fargo also has tax incentives aimed at reinvestment in both commercial and residential real estate. This includes the remodeling property tax exemption that exempts the value added by remodeling for five years.

1. **Revamp existing rehab and reinvestment programs to respond more efficiently to emergent needs and address problems that make the existing programs hard to use.**



Existing programs managed by the Division of Community Development & Neighborhoods have shortcomings that limit their reach and effectiveness. While federal funding sources provide limited flexibility, they do represent an important source of capital for assisting income-eligible property owners and renters.

ACTION

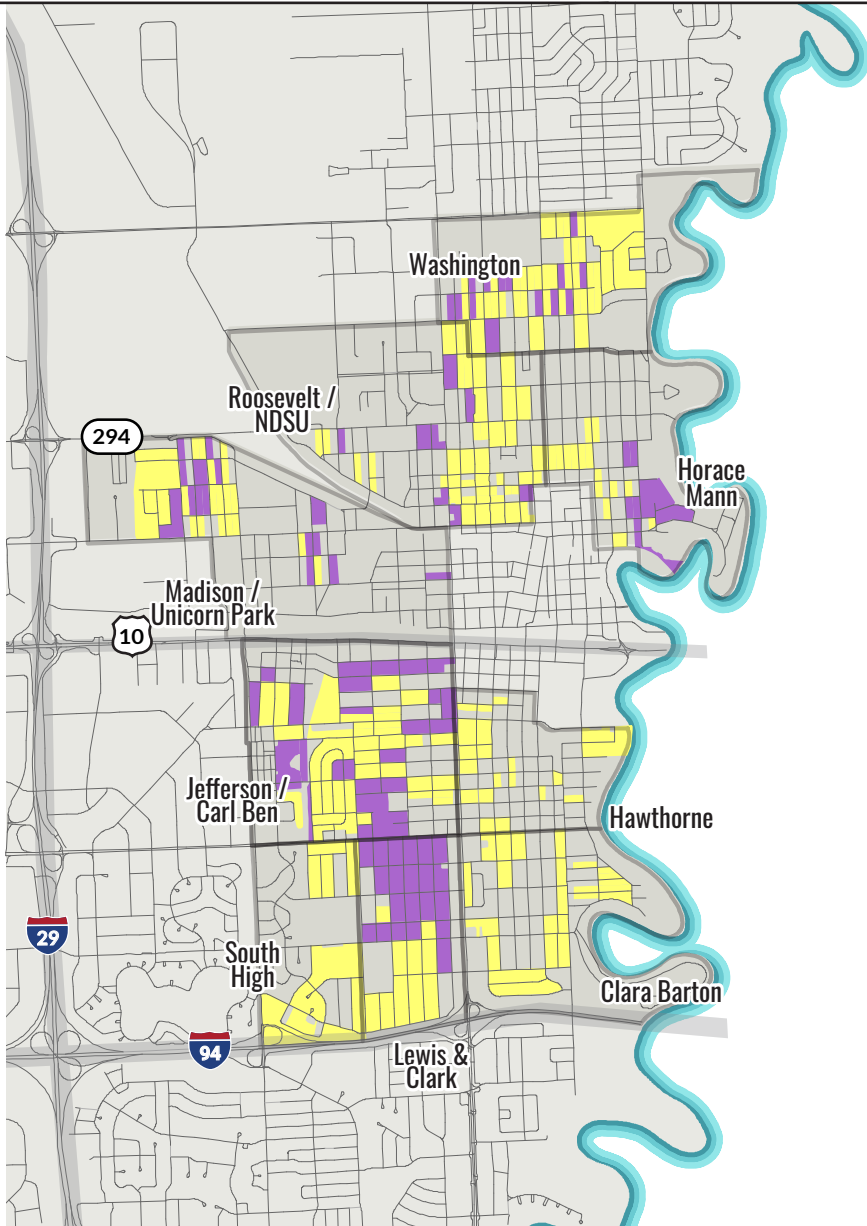
Redesign existing City-run housing reinvestment programs through the HUD Consolidated Plan process to meet housing and neighborhood needs identified through this Core Neighborhoods Master Plan and other studies of housing need in Fargo. This could include:

✓ **Emergency Repairs and Code Abatement:**
Focus more resources on code compliance assistance efforts included in the Public Health and Safety Tools.

✓ **(Additional guidance under development)**

Who	Cost
City of Fargo	Reallocation of existing federal funding streams

3 Housing Reinvestment Tools, cont'd.



Potential Target Areas

- Core Reinvestment "A" Blocks
- Core Reinvestment "B" Blocks

The blocks identified on this map are especially promising targets for limited housing reinvestment resources.

"A" blocks represent blocks that are largely stable with modest levels of deferred maintenance. Strategic investments have a high probability of making them stronger and spurring reinvestment by neighbors.

"B" blocks have higher levels of deferred maintenance but still retain a number of healthy properties. Larger investments are needed here to bolster confidence, but there identifiable strengths to build from.

2. Create new housing reinvestment capacity to flexibly and proactively intervene with approximately 225 homes and 10 apartment buildings over a ten-year period.



- Based on the existing scale of residential disinvestment in Fargo's core, it is estimated that roughly 235 interventions over the next decade—of the right types and in the right locations—will do much to raise standards, bolster confidence, and prevent blight and disinvestment from becoming a more significant issue in 15 or 20 years.
- Given the important link between neighborhood improvement and high levels of resident capacity, marrying reinvestment programming with leadership and engagement programming may be advantageous.

ACTION

Establish a new non-profit entity (or modify an existing entity) that would be charged with designing, promoting, and managing a series of residential reinvestment programs aligned with the Core Neighborhoods Master Plan, as well as cultivating resident leadership. These programs would include:

- Owner-Occupant Home Improvement Program**
Target: 125 houses over 10 years
Partner with existing owner-occupants on significant home improvement projects that would elevate home marketability and neighborhood standards.
- Home Turnaround Program – Acquisition and Renovation**
Target: 50 houses over 10 years
Proactively acquire and renovate troubled houses in strategic locations and sell to qualified owner-occupants.
- Home Turnaround Program – Acquisition and Demolition**
Target: 50 houses over 10 years
Acquire and demolish troubled properties that are unsalvageable. Sell the resulting lot to a non-profit or for-profit buyer with capacity to rebuild in a manner sensitive to neighborhood goals, or undertake sensitive infill without partners.
- Apartment Revitalization and Affordability Preservation Program**
Target: 10 buildings over 10 years (with roughly 80 units total)
Partner with property owners on significant rehabilitation of outdated and declining apartment buildings. Require preservation of affordable rents on a share of rehabbed units.
- Neighborhood Leadership & Engagement Program**
See description of leadership cultivation and engagement capacity described under Neighborhood Leadership & Engagement Tools.

Who	Cost
Initiated by City of Fargo, with sponsoring entities serving on the governing board	Capital: Ideally, the costs of housing reinvestment projects will be covered by a combination of owner capital and debt, capital supplied by the City of Fargo, and state or federal tax credits (where applicable). Public resources would cover revolving capital needs as well as subsidies to pay for appraisal gaps and affordability gaps. It is estimated that the City of Fargo would need to commit approximately \$4 million over 10 years to support the target of intervening with 235 properties across the programs noted above. Operations: Estimated need for \$250,000 to \$300,000 in annual administrative and operating funding to target, plan, and manage 20 to 25 projects per year, as well as neighborhood engagement capacity.



4 Public Infrastructure Investment Tools

PROBLEMS TO SOLVE

CURRENT PRACTICES AND CONDITIONS

CHANGES TO MAKE

What are the core neighborhood problems that can be addressed by this category of tools?

How are these tools currently configured or used?

What changes to current practices substantially address the “Problems to Solve?”

Streets

The design and function of arterial streets, most of which reflect an outdated auto-centric approach to street design.

Speeding on residential side streets.

Overparking on residential streets near busy institutions (namely NDSU).

Noise from Interstates is a problem to solve in some areas.

Streets

The City of Fargo has already implemented ‘low-hanging fruit’ bike infrastructure throughout much of the core.

Main Avenue is being rebuilt now between the river and University Drive in a manner that serves as a model for ‘complete streets’ design.

Previous efforts to redesign streets to better accommodate all users have run into opposition from property owners, especially when on-street parking spaces are threatened.

A system of sound barriers exists along parts of the Interstates bordering the core neighborhoods, but it is incomplete.

A Safe Routes to School study was completed in 2020 and identified areas that pose the greatest risks for pedestrians in general and children specifically.

Trees

Trees are a recognized asset that need continued stewardship and investment to remain so, especially as mature trees die off and need replacement.

Trees

Fargo has a well-established Forestry Department that tracks the health and size of 57,000 trees in public rights-of-way and oversees maintenance and replanting efforts.

Parks

Parks are a recognized asset and have the potential to be greater quality of life assets.

Parks

Fargo parks are managed by a special-purpose government (the Fargo Parks District) that collects revenue through a tax levy, facility fees, and a fundraising foundation. Matching parks planning and neighborhood interests/needs could be stronger, and long-range planning for the overall system of spaces within the core (and citywide) could also be stronger and more closely tied to neighborhood visions and goals.

Schools

Schools are a recognized asset, but some core neighborhood stakeholders fear that facilities and programming is or could soon fall behind newer schools in newer neighborhoods.

Schools

Development of new housing in the City of Fargo and school facility planning are not currently coordinated. Impacts on the latter are figured-out in the aftermath of the former through redistricting and facility expansion that tries to balance a range of competing interests. Currently, many facilities in the core are well under capacity, while facilities in fast-growing southern areas of Fargo are facing pressures to expand.

1. **Create capacity to continuously link neighborhood residents and leaders to infrastructure investment planning and decisions in the core neighborhoods, especially projects that have potential to reinforce neighborhood reinvestment activities related to this Core Neighborhoods Master Plan**



Planning for infrastructure investments can have a tendency to solicit public input in ways that reinvent the wheel for each project rather than building on priorities and goals that have been memorialized by previous efforts. This can create an environment where investments become isolated rather than combining with others to bolster wider outcomes.

ACTION

✓ **Through newly created neighborhood coordination capacity (see Neighborhood Leadership & Engagement Tools and Housing Reinvestment Tools), leverage engaged residents to routinely inform planning efforts** related to specific types of infrastructure in the core neighborhoods through the lens of established neighborhood priorities and goals. Use the continuity of this engagement to ensure that new investments in parks, streets, trees, schools, and other infrastructure builds on existing momentum.

Who	Cost
Neighborhood Coordinator, residents, and departments/ agencies overseeing infrastructure planning & investments	Improved coordination of existing public engagement resources

2. **Develop strategy to implement “complete streets” principles and character-enhancing improvements on all major corridors in the core neighborhoods, as well as traffic calming measures on busy side streets**



Turning from an auto-focused orientation of major streets in the core to a more balanced consideration of multiple users (which has already begun on some streets, including Main Avenue) is a long-term process that requires thoughtful phasing and planning to achieve the right design for each street. The same goes for any effort to use street infrastructure to express and reinforce neighborhood character.

ACTION

✓ **As part of the upcoming Fargo Transportation Study, identify a process for gradually implementing complete streets principles along major corridors in core neighborhoods**, taking into consideration reconstruction schedules and the potential for inexpensive short-term modifications to test concepts. Include neighborhood associations, Fargo Public Schools, the Park District, and Forestry as key partners in the planning process.

Who	Cost
Metro COG, City of Fargo, and NDDOT, with other relevant partners	To be determined

4 Public Infrastructure Investment Tools, cont'd.

3. Explore modifications to traffic patterns along University Drive and 10th Street corridors



University Drive and 10th Street became tandem one-way arterials decades ago, before I-29 and I-94 were built. Stakeholders from neighborhoods along these corridors (north and south of downtown) have asked if the streets can return to two-way traffic—a practice that many cities and highway departments have adopted in recent years (including Fargo, with Northern Pacific and 1st Avenue).

ACTION

- Request evaluation by the NDDOT of converting these corridors from one-way to two-way traffic.

Who	Cost
City request to NDDOT	To be determined

4. Implement residential parking permits in areas of demonstrated need and at residents' request



Concerns about overparking—particularly in the Roosevelt neighborhood due to parking demand by NDSU students and the conversion of single-family homes into rentals—have been raised as a quality of life and traffic safety issue.

ACTION

- Utilize the Residential Parking Permit District mechanism established under the City's Code of Ordinances. There is currently one such district in the city (downtown). The process for designating a district involves a petition submitted to the City Engineer by a resident, with signatures from at least 50% of property owners in the proposed district.

Who	Cost
Neighborhood association or group of residents demonstrating support for a parking district and reasoning for the district's establishment	Nominal permit issuance and renewal fees to offset administrative and enforcement costs

5. Expand system of sound barriers between Interstate highways and core neighborhoods where they are missing but may be required by current federal guidelines



While a system of sound barriers protects several parts of the core neighborhoods from Interstate highway noise, other areas have no such protection yet.

ACTION

- Conduct noise impact and mitigation studies, as required by Federal Highway Administration policy whenever road reconstruction work is planned along I-29 and I-94 near core neighborhoods.

Who	Cost
NDDOT	Dependent on determination of impact and form of mitigation chosen

6. Maintain strong commitment to tree maintenance and replanting



It would be a mistake to take the high caliber of Fargo's forestry management for granted, or to assume that trees can take care of themselves. What Fargo has today is the result of wise stewardship that requires resources and support to continue.

ACTION

- Maintain or increase current levels of investment in Fargo's Forestry Department to ensure that trees remain a primary asset of the core neighborhoods. Doing so can ensure the proper pace of replanting as mature elms die off and contribute to neighborhood character-enhancing changes to major corridors

Who	Cost
City of Fargo	At minimum, keep pace with inflation Forestry Department funding (currently at \$2.3 million per year)

4 Public Infrastructure Investment Tools, cont'd.

7. Develop comprehensive strategy for improving and maintaining public spaces as critical neighborhood assets



Public spaces in the core neighborhoods are owned and managed by the Park District, Fargo Public Schools (school yards, athletic fields, and playgrounds), and the City. Currently, there is no process for thinking about these spaces as a network of connected spaces—but there should be to make the most of these spaces as neighborhood assets and to ensure that a long-term vision melds with neighborhood needs and aspirations.

ACTION

✓ **Develop a ‘Fargo Parks and Public Space Master Plan’ through a partnership between the Park District, City of Fargo, Fargo Public Schools, and other relevant stakeholders.** Use this and other plans to guide the process, which would lay out a long-term, network-wide vision and investment strategy for public spaces in Fargo.

Who	Cost
City of Fargo, Park District, and Fargo Public Schools	Estimated range: \$100,000+

8. Strengthen the long-term planning relationship between the City and Fargo Public Schools, with a new focus on recognizing and addressing the negative externalities of growth



The City of Fargo and Fargo Public Schools have a good working relationship when it comes to monitoring housing development and demographic changes that will impact school enrollment. But Fargo currently lacks a long-term vision for development and growth that takes into account the effect that new development on the periphery has on core neighborhoods and school enrollment patterns.

ACTION

✓ **Update the Go2030 comprehensive plan (adopted in 2012) and make subsequent changes to the Land Development Code in a manner that guides future growth more intentionally and better accounts for the impacts of peripheral growth on older neighborhoods and the public infrastructure in those neighborhoods.**

Who	Cost
City of Fargo	To be determined



5 Public Health and Safety Tools

PROBLEMS TO SOLVE CURRENT PRACTICES AND CONDITIONS

What are the core neighborhood problems that can be addressed by this category of tools?

Overcoming owner-occupant hesitancy to make large improvements to older homes that are in need of repairs/ updates—especially hesitancy stemming from lack of confidence in neighborhood direction.

Overcoming owner inability (financial, physical, or otherwise) to make basic repairs to bring their properties up to code.

Making single-family homes that are currently slipping less appealing targets for rental investors and more appealing for potential homeowners.

Alleys that are unkempt and detract from neighborhood character and confidence (road condition, presence of junk/debris, condition of adjoining private property and yards).

How are these tools currently configured or used?

Fargo’s Inspections Department interacts with residential property conditions in the core neighborhoods in two primary ways:

Complaint-based enforcement of the property maintenance code, which is the traditional method for most communities. Based on conversations with core neighborhood stakeholders, this approach is not well understood by many residents who assume that code enforcement should actively seek out code violations.

Active public safety inspections of rental properties through a rental inspection program. In its current form, the program is not communicated clearly to the wider public and gives considerable discretion to code inspectors to determine when inspections are needed and when to follow-up.

A Code Enforcement Task Force exists that brings together Inspections, Law, Planning, Fire, and Police for coordination. However, an integrated problem-solving approach that addresses physical disorder before it becomes a more serious social problem does not yet exist.

Rebuilding Together has an active Fargo/Moorhead chapter that assists homeowners in need with critical home repairs and improvements, including abatement of code violations.

The City has limited resources to assist low-income owners with acute “Code Compliance Assistance” activities.

5 Public Health and Safety Tools, cont'd.

CHANGES TO MAKE

What changes to current practices substantially address the “Problems to Solve?”

1. Maintain complaint-based code enforcement, but expand public outreach to communicate the nature of this City/resident partnership



Complaint-based code enforcement is most effective when the public understands how it works, their role in communicating issues to the City, and the limitations of code enforcement (what it can and can't address).

ACTION

- ✔ **Continue this model, but expand outreach (in collaboration with a new Neighborhood Coordinator position** described elsewhere in the plan toolkit) to better inform residents and neighborhood groups about their role in this partnership.

Who	Cost
City of Fargo	Potentially nominal through enhanced coordination between Inspections, Community Development, and Communications & Public Relations

2. Supplement the basic complaint-based code enforcement method with periodic sweeps of core neighborhoods



- Targeted code enforcement activities run the risk of unfairly focusing on specific neighborhoods and populations. The key to active but fair code enforcement is to have a systematic approach, such as a process for regular sweeps.
- Comprehensive sweeps offer significant opportunities to communicate with property owners about the purpose of code enforcement, about programs to assist those who need help to remedy violations, and about programs that exist to stimulate property improvements and rehab.

ACTION

- ✔ **Institute a core-wide system of code enforcement sweeps that divides the core neighborhoods into a series of zones that receive a block-by-block sweep for code violations on a regular basis.** For example, the core could be divided into four zones, each with a similar number of properties. Starting in Year 1, Zone #1 would be the focus of a strategic code enforcement sweep, following by Zone #2 in Year 2. Properties in Zone #1 would be subject to another sweep in Year 5 when the cycle starts again.

Who	Cost
City of Fargo	Estimates to be developed with Building Inspections

3. Upgrade the existing rental inspection program into a license and inspection system



The current rental inspection program is an excellent start to regulating the rental housing business to ensure safe and healthy housing conditions for renters and a level playing field for good landlords. But there are practices to adopt that would make for a more comprehensive and transparent system, such as a system that ties inspections to rental unit licensing.

ACTION

- ✔ **Require all rental units in the City to operate with a license that is obtained and maintained by passing a basic health and safety inspection.** Exemptions can be granted to properties that are the lowest risks, including relatively new properties, rental buildings where the owner lives on site, rental units occupied by close family of the owner, and other sensible exclusions.

All properties would begin with a provisional, or automatic, license. Then, the City would begin a process of inspecting a certain percentage of all rental units each year, granting a full license if the property passes inspection—a license that would be good until the time comes for the next routine inspection. If the City made each license good for five years, this would require execution of a repeating five-year inspection cycle.

If properties fail an inspection, additional inspections would be required until all violations are abated. And if a property is a source of repeat complaints and problems, or if the owner has a problematic track record, the term of the license can be shortened to ensure that inspections are more frequent.

To pay for administration of this system, charge a fee for all inspections to cover program costs. This effectively penalizes property owners who require repeated follow-up inspections and rewards those who require fewer inspections.

Who	Cost
City of Fargo	Estimates to be developed with Building Inspections

4. Build on the Code Enforcement Task Force model currently in place to create a closer working relationship between Inspections, Community Development, the Police Department, Municipal Court, social service providers, and other relevant partners



Collaboration between multiple departments enhances the City's ability to identify root problems behind physical disorder to inform the application of appropriate tools (such as compliance assistance for matters of financial need, community policing where disorder is affecting safety and quality of life, acquisition of problem properties in strategic locations, etc.).

ACTION

- ✔ **Broaden the range of collaborating departments and agencies on the Code Enforcement Task Force and devise a system of “field teams” that would prioritize subject properties, investigate circumstances, identify probable solutions, and put the solutions into motion.**

Who	Cost
City of Fargo and partnering agencies	Potentially nominal through enhanced coordination of partnering agencies

5 Public Health and Safety Tools, cont'd.

5. Create a “Compliance Assistance” partnership between Community Development, Rebuilding Together, and other relevant partners



Having labor and financial resources to coordinate and deploy as needed to assist with code compliance for homeowners unable to abate violations is a critical part of achieving the desired outcomes of code enforcement. inspections to rental unit licensing.

ACTION

- ✓ **Redesign the use of Fargo’s federal CDBG allocation to provide a larger pool of resources to make emergency and code abatement repairs to homes of income-eligible owners.**
Combine these resources with those of Rebuilding Together and other agencies that do similar work.

Who	Cost
City of Fargo and Rebuilding Together	Allocate \$200,000 from CDBG allocation to cover compliance assistance costs and modify allocation (higher or lower) as needs become clearer; administration and coordination through existing staff

6. Use alley maintenance and cleanup efforts as a neighborhood improvement and engagement tool



Alleys are an important part of the infrastructure in several core neighborhoods, but their status as shared space can lead to neglect and accumulation of junk and debris.

ACTION

- ✓ **Create a partnership between Public Works, Community Development, Solid Waste, Forestry, neighborhood associations, and other partners that treats alley cleanup efforts as an opportunity to connect neighbors with each other and to create a firmer sense of local ownership for alley conditions.**
Beyond alleys, identify other activities involving the same partners to improve resident engagement while improving neighborhood conditions.

Who	Cost
City of Fargo	Refocus existing resource and capacity

7. Develop a City-NDSU partnership to build a positive way for neighbors and NDSU students and parents to collaborate on setting standards and weeding out bad landlords, such as having an “NDSU Seal of Approval” for good off-campus housing



There are few ways for student renters in the off-campus market (or their parents) to assess the quality of housing and landlords, especially when renting decisions are made with little time to comparison shop. This works to the advantage of some landlords who can rely on steady demand and steady income while skimping on property maintenance and improvements.

ACTION

- ✓ **NDSU and City of Fargo Building Inspections collaborate to create criteria for rental housing owners/operators to obtain an “NDSU Recommended” certification.**

Who	Cost
City of Fargo and NDSU	Utilization of existing records relating to rental properties and landlords, such as rental inspections, code enforcement violation history, tax delinquency, complaints filed, police reports, etc.

DRAFT

Timing and Prioritization

The actions identified in this Core Neighborhoods Toolkit—all of which would build from or modify Fargo’s existing approach to these five types of tools—are ambitious and will collectively require a patient, long-term commitment of resources and energy from the City and a variety of neighborhood stakeholders to achieve results.

As a comprehensive package, the actions identified in this plan would be overwhelming and inappropriate to implement all at once. There are some actions that are foundational in nature and require attention in the first 12 to 24 months after plan adoption to put systems and policies in place that will lay the groundwork for activities and decision-making over the coming decade—and ensure that the table has been set for additional work to be done.

		Foundations to Lay in the First 24 Months	Building on Foundations in Months 12-36	Longer-term Momentum-building Actions
Development Regulation and Incentive Tools	Update the Land Development Code (LDC) to reflect principles and goals expressed in this Core Neighborhoods Master Plan	✓		
	Revise development incentives and tax exemptions to reflect goals and planning principles of the Core Neighborhoods Master Plan		✓	
	Create a regional housing trust fund to support inclusive housing development at a regional level			✓
Neighborhood Leadership & Engagement Tools	Create capacity to cultivate and connect residential leaders, and to oversee programming that stimulates neighbor-to-neighbor engagement	✓		
	Develop and implement programs designed to identify emerging leaders, support the work of emerging or established neighborhood groups, and to connect neighborhood leaders to information and each other.		✓	
Housing Reinvestment Tools	Create new housing reinvestment capacity to flexibly and proactively intervene with approximately 225 homes and 10 apartment buildings over a ten-year period	✓		
	Revamp existing rehab and reinvestment programs to respond more efficiently to emergent needs and address problems that make the existing programs hard to use		✓	
Public Infrastructure Investment Tools	Create capacity to continuously link neighborhood residents and leaders to infrastructure investment planning and decisions	✓		
	Develop strategy to implement “complete streets” principles and character-enhancing improvements on all major corridors in the core neighborhoods, as well as traffic calming measures on busy side streets		✓	
	Explore modifications to traffic patterns along University Drive and 10th Street corridors		✓	
	Implement residential parking permits in areas of demonstrated need and at residents’ request		✓	
	Expand system of sound barriers between Interstate highways and core neighborhoods where they are missing but may be required by current federal guidelines			✓
	Maintain strong commitment to tree maintenance and replanting	✓		
	Develop comprehensive strategy for improving and maintaining public spaces as critical neighborhood assets		✓	
Public Health & Safety Tools	Strengthen the long-term planning relationship between the City and Fargo Public Schools, with a new focus on recognizing and addressing the negative externalities of growth		✓	
	Maintain complaint-based code enforcement, but expand public outreach to communicate the nature of this City/resident partnership	✓		
	Supplement the basic complaint-based code enforcement method with periodic sweeps of core neighborhoods		✓	
	Upgrade the existing rental inspection program into a license and inspection system			✓
	Build on the Code Enforcement Task Force model currently in place to create a closer working relationship between Inspections, Community Development, the Police Department, Municipal Court, social service providers, and other relevant partners	✓		
	Create a “Compliance Assistance” partnership between Community Development, Rebuilding Together, and other relevant partners	✓		
	Use alley maintenance and cleanup efforts as a neighborhood improvement and engagement tool		✓	
	Develop strategy to implement “complete streets” principles and character-enhancing improvements on all major corridors in the core neighborhoods, as well as traffic calming measures on busy side streets			✓

Top Five Implementation Steps

To get plan implementation underway in a way that builds confidence and momentum for other plan activities, the five utmost priorities for the first 24 months of implementation are listed below.

Number one on the list is not a tool identified in this plan—rather, it is recognition that a plan of this complexity needs to have a committee or person clearly designated as the coordinator tasked with connecting the multiple implementation stakeholders and tracking progress on all policy and program fronts.

#1

Designate an implementation coordinator or coordinating body



#2

Create new housing reinvestment capacity to flexibly and proactively intervene with approximately 225 homes and 10 apartment buildings over a ten-year period



#3

Update the Land Development Code (LDC) to reflect principles and goals expressed in the Core Neighborhoods Master Plan



#4

Create capacity to cultivate and connect residential leaders and to oversee programming to simulate neighbor-to-neighbor engagement



#5

Maintain complaint-based code enforcement, but expand public outreach to communicate the nature of this City/resident partnership

