

Putting it All Together

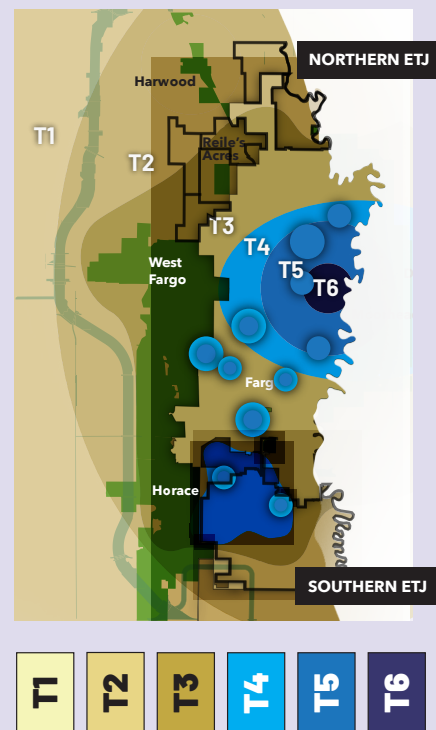
How to Apply Fargo's Framework for Practical Growth Management to a Proposed Development Project



Step 1

Identify the proposed project on the Transect to ensure compliance with the desired growth pattern for Fargo

Using the Transect as a broad-spectrum classification that categorizes development patterns into six general zones of rising intensity from the Rural Edge to the Urban Core (downtown), new development should be compatible with the rural to urban context zones detailed on p.65 and geographically mapped on the Transect Map on page 67.

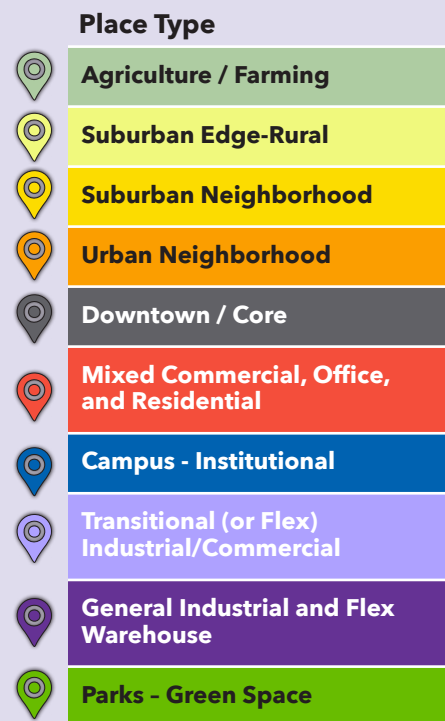


Step 2

Confirm the proposed project adheres to the Place Type indicated on the Place Type maps

The Place Types outlined on pages 68 - 75 provide a more detailed classification that describes the general character of places that currently exist in Fargo and, more importantly, of places that Fargo intends to nurture and develop as it grows. These Place Types charts include the primary and secondary uses that are most common to each designation as well as anticipated densities and transit and infrastructure needs.

The Place Type map for projects located within the city is on page 109 and page 111 for projects located outside the existing Fargo boundary but within the southern or northern ETJ.



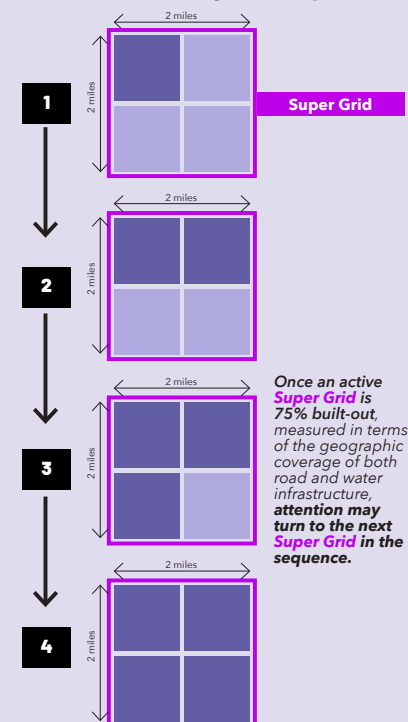
Step 3

If the proposed project is in the ETJ, confirm the project is located within the Super Grid currently under development and that it generally follows the Growth Grid sequencing

The Growth Grids, depicted on pages 80 - 81, represent a typical section (an area equal to one mile by one mile) and establish a sequenced, well-organized, and practical manner for growth in the ETJ.

Pages 82 - 85 describe a recommended mix of Place Types applied to a typical Super Grid (made up of four contiguous Growth Grids) to ensure higher intensity mixed-use commercial development (in the form of a Growth Center) is established in each Super Grid.

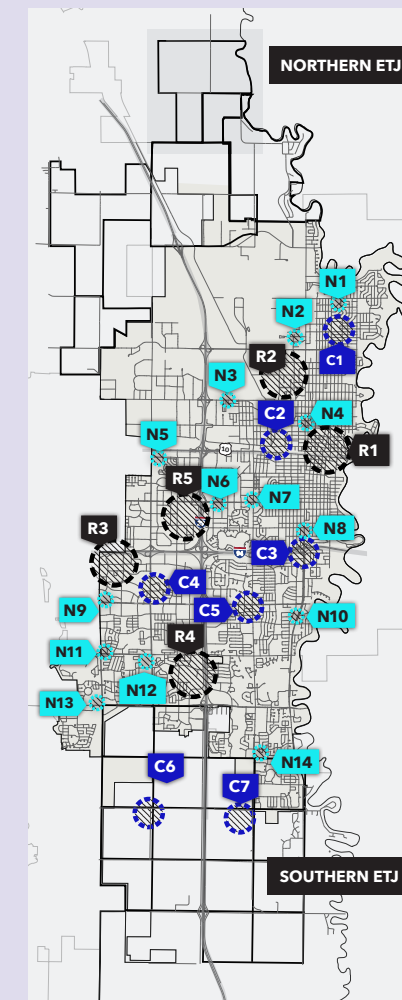
Growth Grid Sequencing



Step 4

If the proposed project is in an identified Growth Center, evaluate the project's capacity to advance well-connected mixed-use development patterns at higher densities

The Growth Centers represent distinct geographic areas that include multiple Place Types that typically exist in the more urban zones of Fargo's transect. These Growth Centers are identified on page 94 in locations within the City of Fargo that can and should support increased density and mixed-use development as well as in locations within the Growth Grids and Super Grids (in the ETJ) where future development should be intensified.



Step 5

Assess the proposed project to determine whether it provides the required public benefits to be considered "optimal growth"

Once the four models to guide future growth have been fully assessed and the proposed project meets or exceeds the levels of context-sensitivity required to achieve growth patterns that are more urban and more inwardly focused, the project shall qualify for "by-right" approval as outlined on pages 96 - 97.

If the proposed development is requesting any form of incentive, special assessment, or subsidy, the final step is to assess the project to determine whether it provides the required public benefits to be considered "optimal growth" as outlined on pages 98 - 99.

