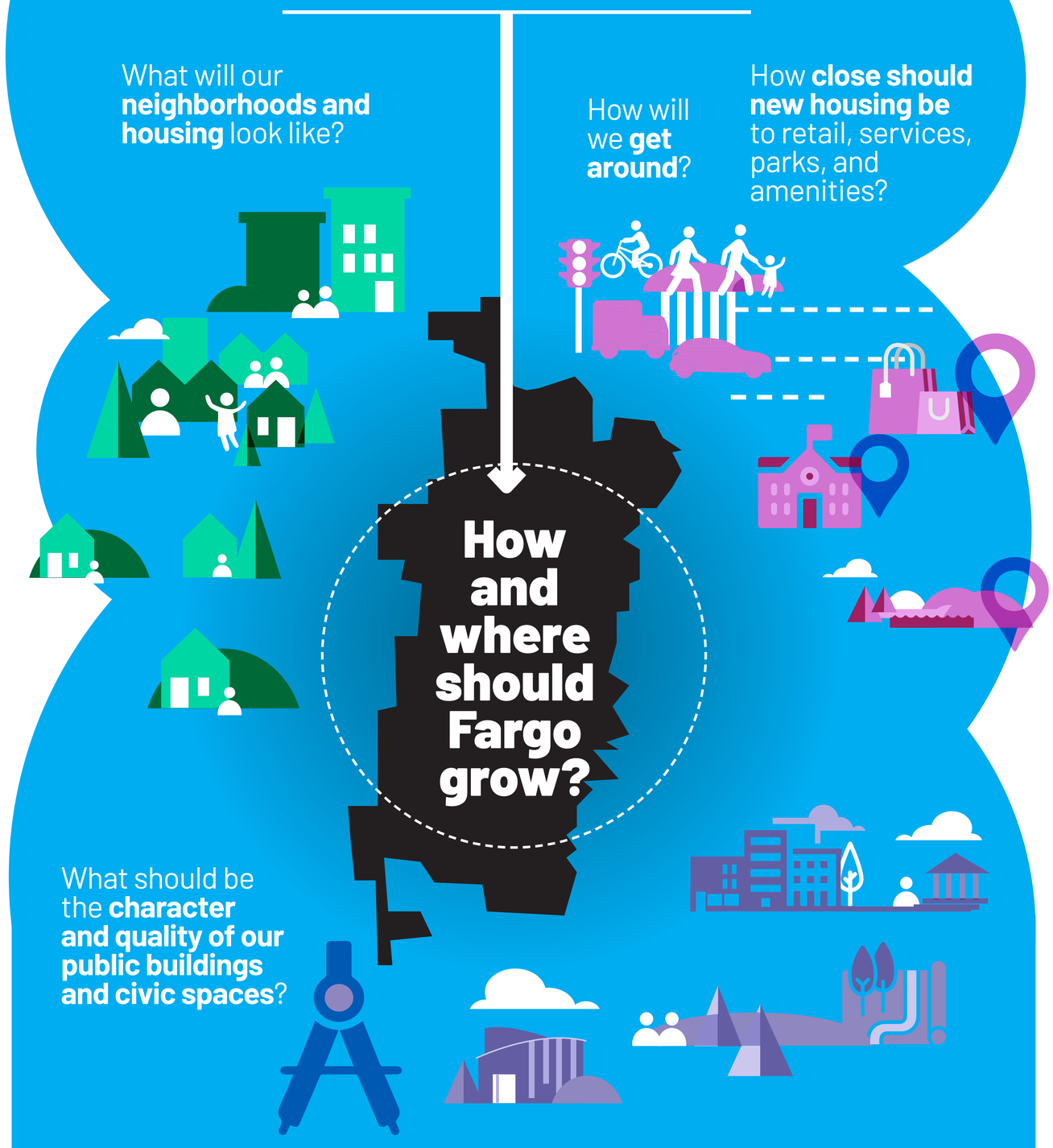
October Open House

FARGO GROWTH PLAN 2024

Welcome!

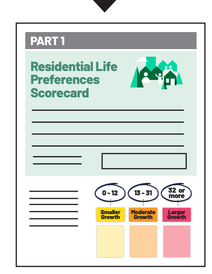
Fargo is expected to add 15,000 households over the next 20 years

15,000 HOUSEHOLDS



Here's how to get started:

START HERE



Sign in at the registration table and receive your **Residential Life Preferences scorecard.**

Proceed to **About the Fargo Growth Plan** to learn more about the project's background and recent findings.

Begin the **Fargo Growth Game** to help guide how and where Fargo should add 15,000 additional households by 2045.

If you have questions, just find someone wearing a Fargo Growth Plan name badge!

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

Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb

About the Fargo Growth Plan 2024

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

A community-wide process

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

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

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

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

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

Overview

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

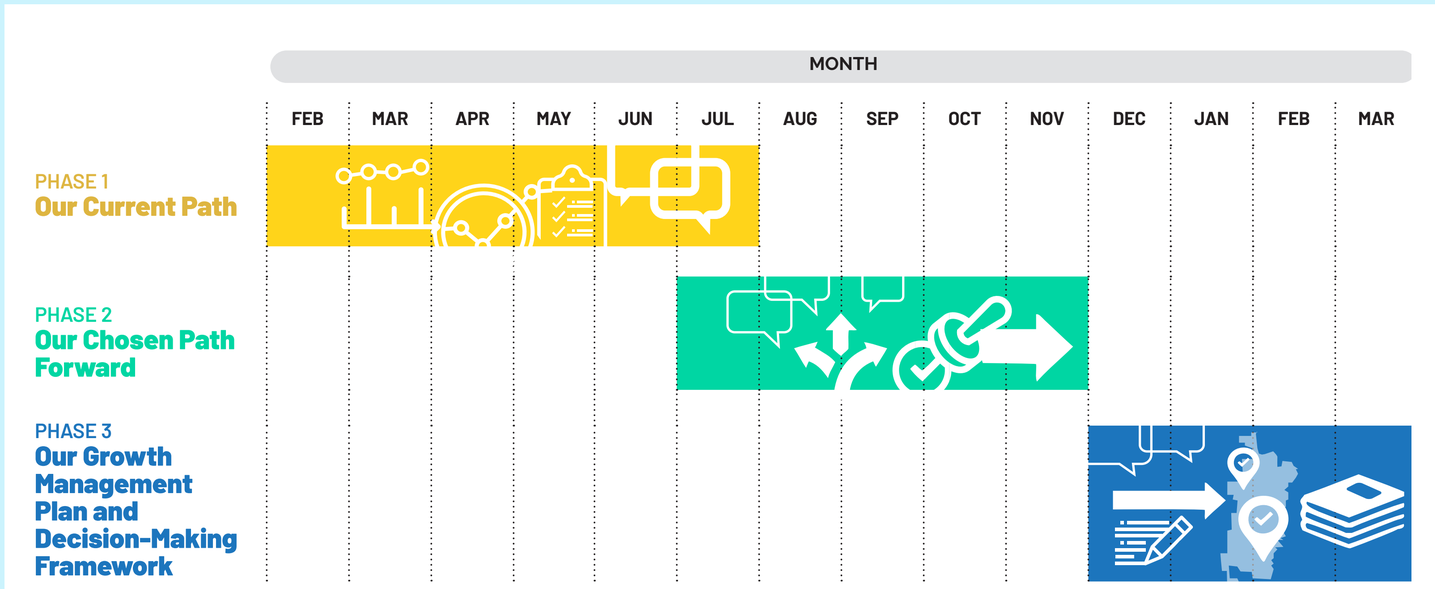
A **decision-making framework** for future development and redevelopment based on what the community values and its vision for growth

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

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

Timeline

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



Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb

FARGO GROWTH PLAN 2024

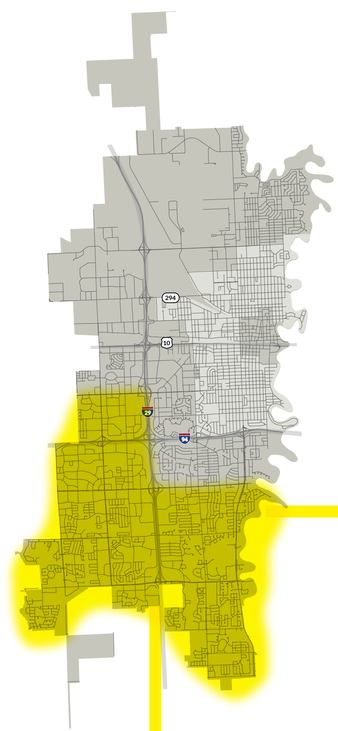
About the Fargo Growth Plan 2024

What have we learned so far?

The vast majority of new office, retail, and residential **development** has occurred near Fargo's southern and southwestern edges.

Cities accommodate growth in two ways: by redeveloping land that has already been developed or by spreading outward on empty or sparsely developed land. **Throughout its history, Fargo has usually accommodated growth by spreading outward, and this has continued to be the case since 2010.**

Between 2010 and 2020, for example, the vast majority of retail, office, and residential development occurred on previously undeveloped land near the city's southern and southwestern edges. Nearly a third of the city's new industrial space was also built there, though most new industrial space was added west of downtown and north of I-94.



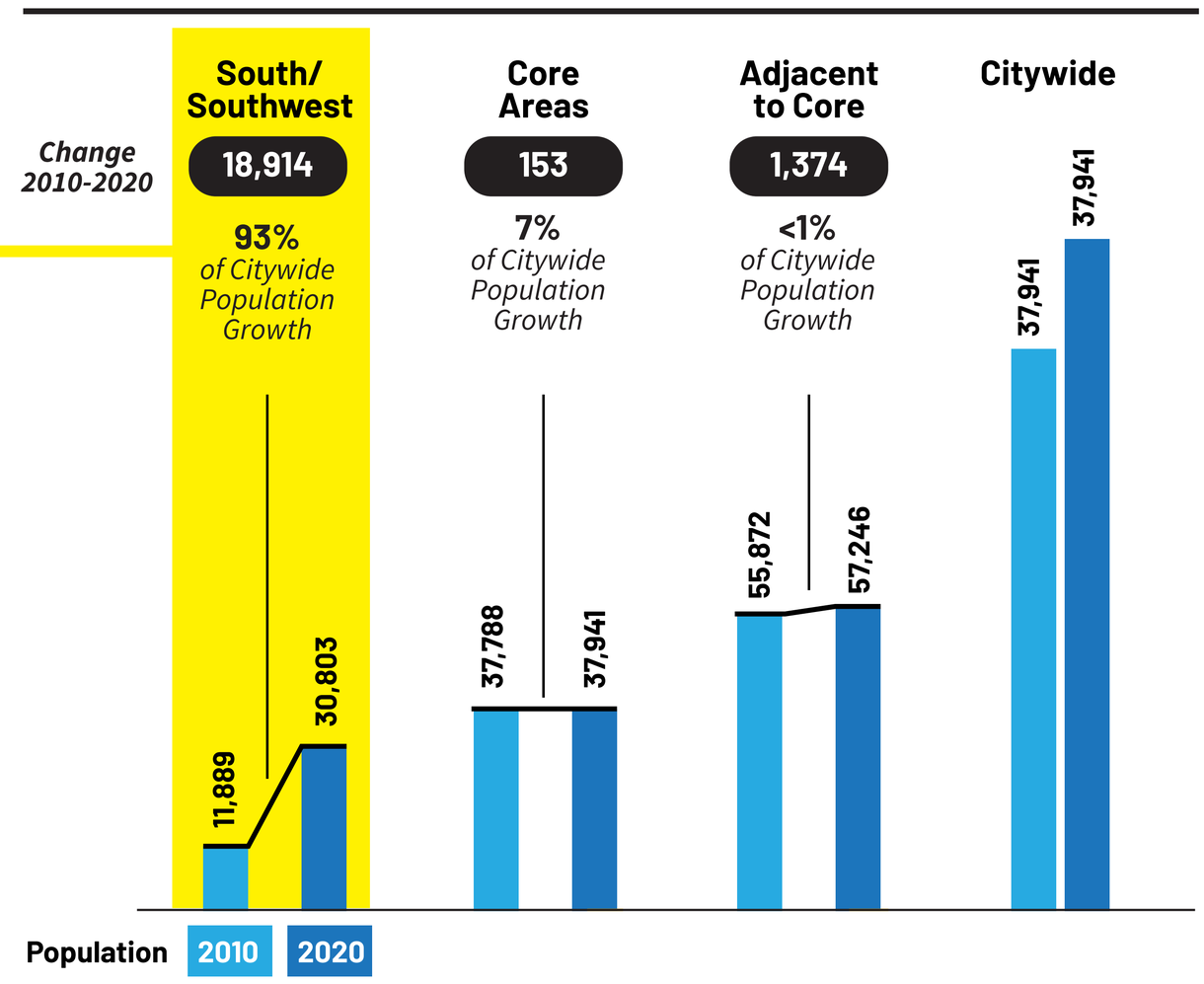
Fargo's South and Southwest

	Space or units added between 2010 and 2020	Share of space added citywide
Single-family homes	3,052 housing units	96%
Multi-family apartments	4,441 housing units	76%
Net additional **Retail space**	358,000 sq ft	80%
Net additional **Office space**	1.05M sq ft	96%
Net additional **Industrial space**	393,000 sq ft	32%

Source: Analysis of net real estate production for multi-family, retail, office, and industrial space by Strategic Economics using data from Costar; analysis of permitted single-family production by czb using City of Fargo permit database

Nearly all of Fargo's net **population growth** has also occurred near the southern and southwestern edges.

Population patterns in Fargo reflect the dominance of new development near the city's southern and southwestern edges. Between 2010 and 2020—as the city's population grew by over 20,000—93% of Fargo's net population growth occurred to the south and southwest. Areas in the core (downtown and the core neighborhoods) had flat population growth during this period, while neighborhoods adjacent to core areas experienced slight gains.



Source: Analysis of 2010 and 2020 Decennial Census by czb using consistent Block Group boundaries

Growth at Fargo's fringes has been mostly orderly, and noteworthy levels of investment have occurred in core areas

While most of Fargo's recent development has occurred near its southern and southwestern edges, it would be inaccurate to characterize this frontier growth pattern as a sprawling free-for-all. Much of this growth has occurred in orderly layers (with minimal "leapfrogging") and at densities that are higher than typical suburban growth from the 1970s through 2007.

And while a small proportion of new construction in Fargo has occurred in downtown and core neighborhoods, a significant share of reinvestment in existing structures has occurred in core areas. Between 2010 and 2020, 64% of building permit fees associated with residential remodeling projects were tied to properties in core areas, as were 45% of building permit fees tied to remodeled commercial properties.

Building permit fees for...

	NEW Residential structures	REMODELED Residential structures	NEW Commercial structures	REMODELED Commercial structures
Core Areas Share of citywide fees	2%	64%	15%	45%

Source: Analysis of City of Fargo building permit database by Strategic Economics

Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb

About the Fargo Growth Plan 2024

FARGO GROWTH PLAN 2024

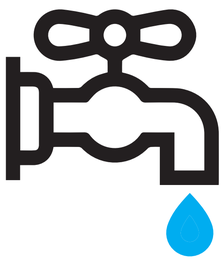
What have we learned so far?

Major infrastructure systems have (or will soon have) capacity to accommodate current growth patterns for at least another 20-25 years

Recent population projections from the Fargo-Moorhead Metropolitan Council of Governments (Metro COG) anticipate that, compared to 2020, the City of Fargo will have close to 30,000 more residents and 15,000 more households by 2045. The same projections anticipate that the entire region will have 86,000 more residents and 35,000 more households.

While the matter of how and where this growth occurs—and how the FM Diversion will influence growth patterns—is an open question, **there is little question that the City of Fargo's systems are capable of absorbing this potential growth**. Recent or ongoing investments in major infrastructure systems mean that Fargo already has substantial capacity for additional residents and economic activity—including wastewater treatment capacity for 92,000 additional residents and treated water capacity for 50,000 additional residents.

Water



Capacity for an additional 50,000 residents

Wastewater Treatment

Capacity for an additional 92,000 residents after ongoing upgrades are completed

Solid Waste

25 years of landfill capacity at current growth rate and disposal practices

Source: Capital Facilities Analysis prepared by MRB Group for Fargo Growth Plan 2024

Alongside this capacity for growth, noteworthy issues include:

- The potential costs of transporting solid waste long distances to the landfill if much of Fargo's growth continues to occur far to the south and southwest
- Whether the City of Fargo views its excess capacity as a low-cost resource for surrounding communities or as a major source of revenue and competitive advantage (higher fees for non-City users)

A solid majority of Fargoans either like how Fargo has been growing or think that small changes are needed.

A long-range growth plan is an opportunity for a city to confirm its current direction, to make small changes in that direction, or to lay the groundwork for significant changes.

Feedback from an online survey during June and July 2023, as well as open houses in June 2023, suggest that a significant change in course is NOT something that most Fargoans would embrace. Rather, most participants in this process see a need for minor course corrections, and between 75% and 78% are either satisfied with the current course or want to see small changes.

When survey and open house participants were asked about specific issues that require attention, answers were scattered across several options—suggesting that no single issue dominates and that small changes are needed on a number of fronts. Among the more commonly cited issues were housing affordability, parks & recreation, and multi-modal transportation (for pedestrians, bikes, and transit users).

Satisfied with current course

Fargo has been dealing with growth about as smoothly as might be expected, and I think the results are mostly positive.

ONLINE SURVEY **11%**

OPEN HOUSE ROUND #1 **5%**

Some course corrections needed

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

ONLINE SURVEY **67%**

OPEN HOUSE ROUND #1 **70%**

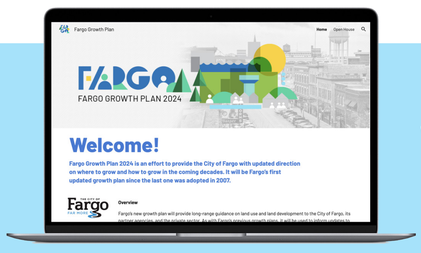
Major course correction needed

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

ONLINE SURVEY **22%**

OPEN HOUSE ROUND #1 **25%**

Source: Analysis of feedback from two open houses during June 2023 (23 participants) and online survey at FargoGrowthPlan.org during June and July 2023 (103 participants)



Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb

Fargo Growth Game

FARGO GROWTH PLAN 2024

Fargo is expected to grow by 15,000 households (or 30%) by 2045 according to projections prepared by the Fargo-Moorhead Metropolitan Council of Governments.

If this level of growth comes to pass, the Fargo Growth Plan will help guide how and where growth occurs. To strongly influence growth, however, the plan must reflect a direction the community is willing to take.

In what direction would you steer Fargo's growth over the next 20 years?

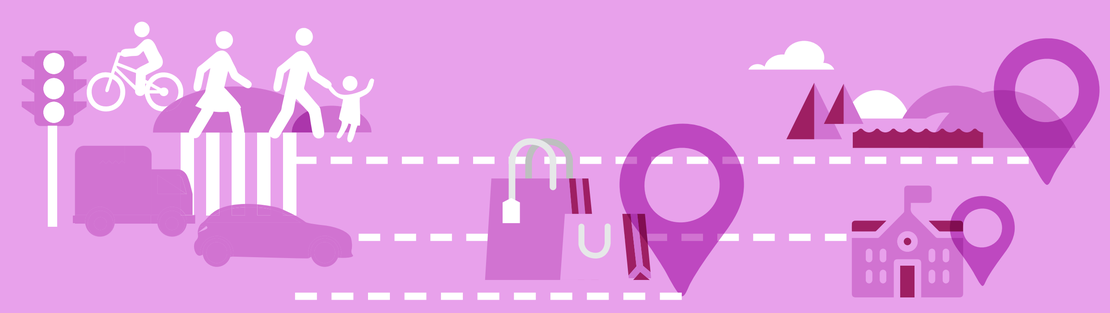
Fargo is expected to add 15,000 households over the next 20 years

15,000
HOUSEHOLDS

What will our **neighborhoods and housing** look like?

How will we **get around**?

How **close should new housing be** to retail, services, parks, and amenities?



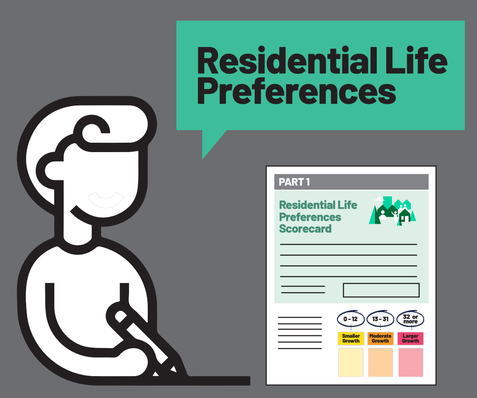
What should be the **character and quality of our public buildings and civic spaces**?

YOUR **TWO-PART** ASSIGNMENT:

PART 1 Determine your Preferred Growth Footprint

Adding 15,000 households can occur in any number of ways. But the shape of future residential development will play a critical role in determining the overall footprint of Fargo's growth.

Preferences for residential development will influence how much land will be consumed, how Fargoans get around their city, and how they access services and amenities.



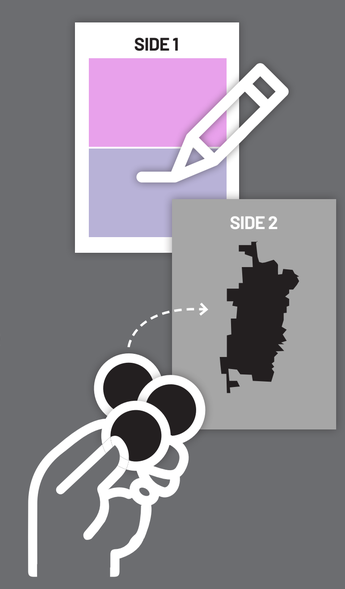
Smaller Growth | **Moderate Growth** | **Larger Growth**

LESS Land Consumption ←----------→ *MORE Land Consumption*

PART 2 Play your Preferred Growth Footprint

After using your Residential Life Preferences Scorecard to determine your **preferred growth footprint**, you will identify your preferences for **Getting Around Fargo** and for the shape of Fargo's **Civic and Commercial Life**.

Finally, on a map of the city, you will decide exactly **where** Fargo's 15,000 additional households should be located.



Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb

PART 1

Determine Your **Preferred Growth Footprint**

FARGO GROWTH PLAN 2024

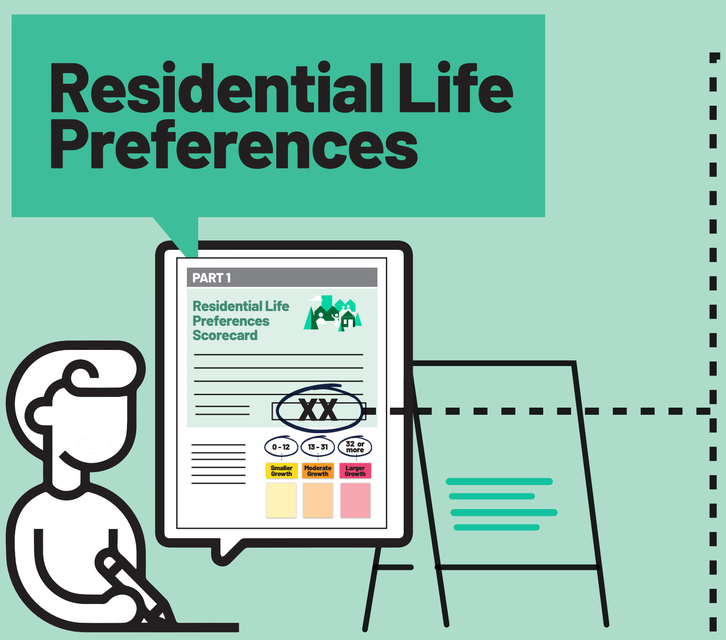
Here's how you'll determine your **Preferred Growth Footprint for Fargo**

Visit the Residential Life posters with your "Residential Life Scorecard" to choose how you think future residential development in Fargo should look and function.

Record those preferences on your scorecard.

The **last Residential Life poster** will tell you which **Preferred Growth Footprint** your choices match, based on your total Residential Life score.

How do my decisions determine my growth footprint?
The types of housing development you would prefer to see as Fargo grows will determine how much land will be needed to accommodate 15,000 more households. It will also influence how people get around and how commercial services and amenities are distributed.



***Add up your points** on your "Residential Life Scorecard" to get your Preferred Growth Footprint assigned.*

Preferred Growth Footprint

Smaller Growth

*Homes and apartments that are **closer to each other and closer to non-residential land uses** will lead to a **smaller growth footprint.***

Moderate Growth

Larger Growth

*Homes and apartments that are **farther apart from each other and more separated from non-residential land uses** will lead to a **larger growth footprint.***

Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb

PART 1

Determine Your Preferred Growth Footprint

FARGO GROWTH PLAN 2024

Residential Life Preferences

Review the four building blocks of Residential Life presented on this and the following poster. **Use your Residential Life Scorecard to mark your preferences on the 10-point scale**.

If you have questions, please ask someone with a Fargo Growth Plan name badge for help.

As Fargo Grows...

What is your preference?

Distribution of land uses

How mixed should **residential and non-residential** land uses be?

Highly mixed

Somewhat mixed

Highly separated

Land uses are **highly separated** when retail and other commercial uses are strictly contained to commercial-only properties such as retail plazas, "Big Box" stores, and office buildings. Homes and apartments are kept on residential-only blocks that feel separate and contained.

When land uses are more **mixed**, commercial and residential uses are integrated to some degree. They may include small apartment buildings with ground-floor retail or offices, as well as residential blocks that are short, easy, and pleasant walks to retail and services.

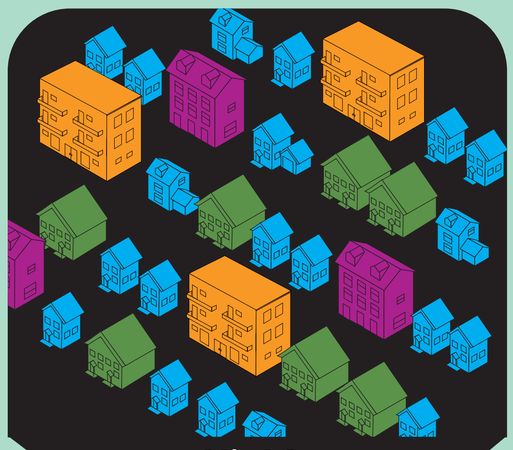
1	2	3	4	5	6	7	8	9	10

Parts of Fargo developed since 2000 have tended to have highly separated land uses.

Distribution of residential types

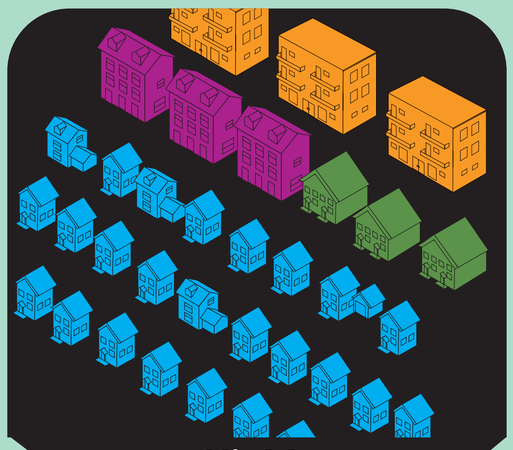
How **separated or mixed** do think different types of residential structures should be?

- Single Family
- Duplexes
- Triplexes
- Quadplexes



Highly mixed

Somewhat mixed



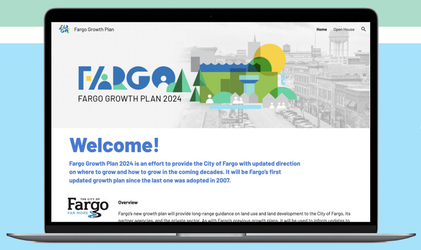
Highly separated

Residential types are **highly separated** when single-family homes, duplexes, and apartment buildings are kept apart from each other.

When residential types are **mixed**, there may be different residential types (and a mixture of owner and rental opportunities) blended together on the same block.

1	2	3	4	5	6	7	8	9	10

Residential areas in Fargo developed since 2000 have tended to have highly separated residential types.



Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb

PART 1

Determine Your Preferred Growth Footprint

FARGO GROWTH PLAN 2024

Residential Life Preferences

As Fargo Grows...

Density of residential neighborhoods

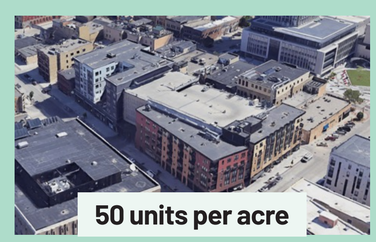
How many **housing units per acre** do you think a typical neighborhood should have?

A **sparse suburban** or more rural neighborhood is dominated by large lot sizes and small numbers of housing units per acre. These tend to be comprised exclusively of single-family homes.

Fargo's core neighborhoods and many of the newest parts of Fargo reflect **moderate** densities of 6-7 units per acre, a density that is only possible when lot sizes are smaller and multi-family housing is part of the mix.

Parts of Fargo that currently have a **denser, more urban form** have larger multi-family structures creating high densities of customers for nearby retail and services.

Density examples are all located in or adjacent to the City of Fargo



Housing Units Per Acre	20 - 30+	15-20	10-15	8-9	6-7	5-6	4-5	2-3	1	<1
	Dense urban				Moderate				Sparse Suburban	
	1	2	3	4	5	6	7	8	9	10

On land annexed by the City of Fargo since 2000, residential densities have averaged 5.7 units per acre.

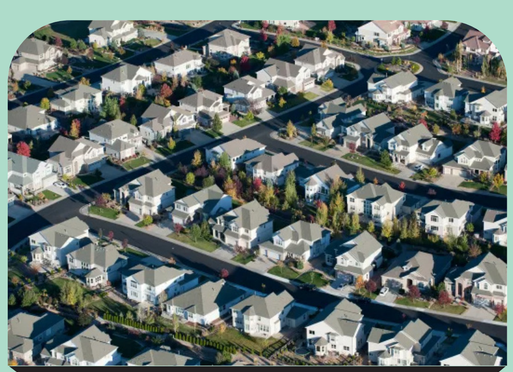
Neighborhood-to-neighborhood connections

How well **connected** should new subdivisions be to adjacent subdivisions?

Residential areas with **few connections** tend to include cul de sacs and other street patterns that channel traffic onto just a few main streets.

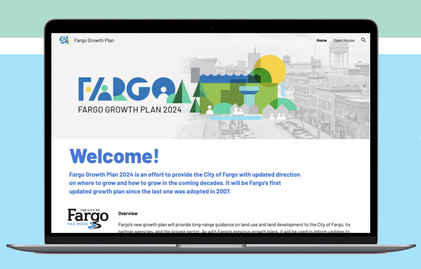
Subdivisions with **moderate connections** have more options for internal circulation while also keeping subdivisions separated from each other.

Areas with **many connections** distribute traffic more evenly across a large grid and allow subdivisions to blend into one another.



1	2	3	4	5	6	7	8	9	10

Residential areas of Fargo developed since 2000 have tended to have moderate connections.



Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb

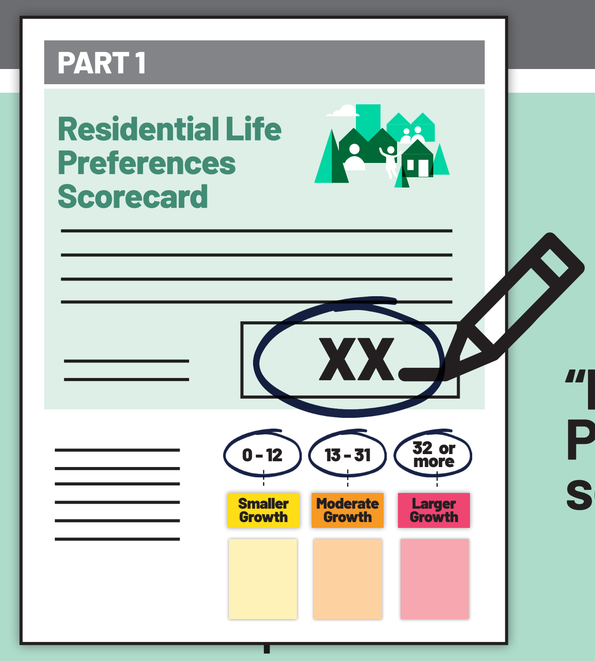
PART 1

Determine Your Preferred Growth Footprint

FARGO GROWTH PLAN 2024

Get Your Preferred Growth Footprint

Add up your points on your Residential Life Scorecard to see which of the three Preferred Growth Footprints is the closest match to your preferences.



"Residential Life Preferences" scorecard

Your **Preferred Growth Footprint** will be one of three growth footprints

Smaller Growth | **Moderate Growth** | **Larger Growth**

Pick up the **Preferred Growth Footprint scorecard** that matches your assigned Growth Footprint.

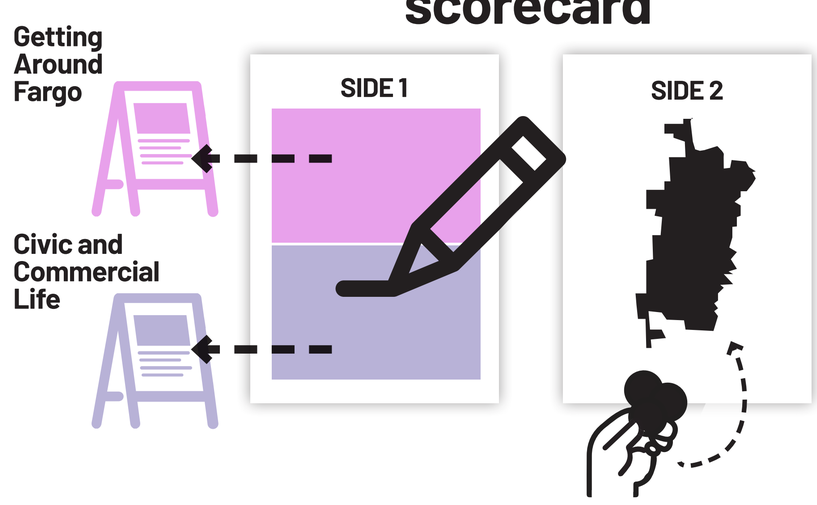
Pick up your "Preferred Growth Footprint" scorecard

Play Your Preferred Growth Footprint

Identify your preferences for **Getting Around Fargo** and **Civic and Commercial Life**

Using Side 1 of your new scorecard, visit the Getting Around Fargo posters and the Civic and Commercial Life posters. Similar to the Residential Life posters, use the scorecard to mark your preferences on the 10-point scales.

"Preferred Growth Footprint" scorecard



Map Your Growth Footprint

Side 2 of your Preferred Growth Footprint scorecard has a map of Fargo and 15 dots.
After completing Side 1, **follow the instructions on Side 2 to distribute your dots**, which represent Fargo's 15,000 additional households.

Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb

PART 2

Play Your Preferred Growth Footprint

FARGO GROWTH PLAN 2024

Getting Around Fargo

Review the building blocks of Getting Around Fargo presented on this and the following poster. Use your Preferred Growth Footprint scorecard to mark your preferences on the 10-point scale.

Please note that <u>your preferred growth footprint constrains your choices</u> on these posters because the form of new residential development helps determine the shape of transportation infrastructure.

If you have questions, please ask someone with a Fargo Growth Plan name badge for help.

As Fargo Grows...

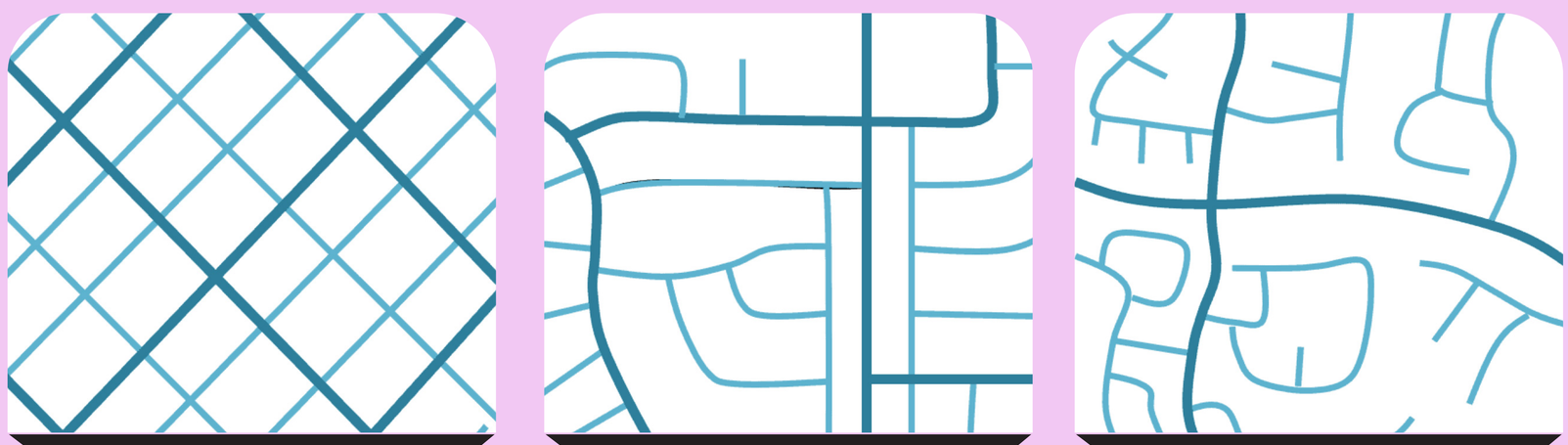
What is your preference?

Street patterns

What **pattern** should new streets take?

Street patterns that are more **curvilinear** may have contours to reflect local topography and natural features. They may also reflect purely aesthetic preferences or an effort to create a limited-access street network.

Street patterns that are more **rectilinear** follow a traditional urban grid of streets intersecting at 90-degree angles. The streets in the grid tend to follow a hierarchy of higher-speed thoroughfares and lower-speed local streets.



More rectilinear | Mix | More curvilinear

1 2 3 4 5 6 7 8 9 10

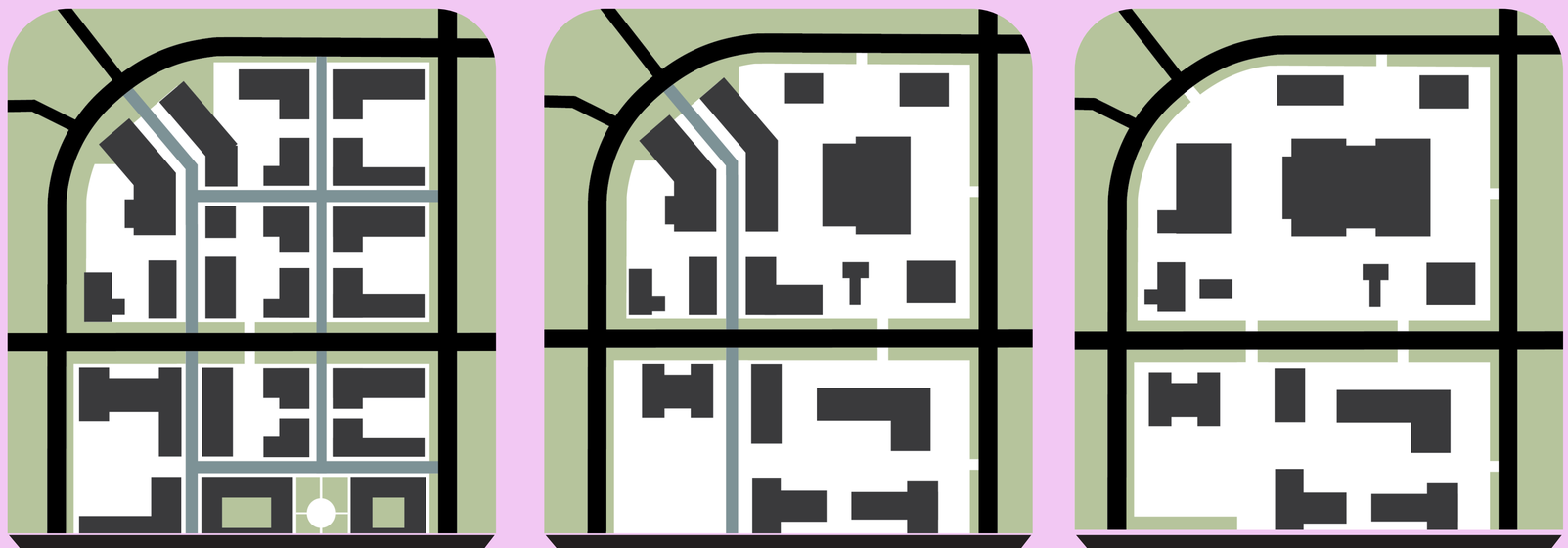
Areas of Fargo developed since 2000 have tended to have mixed street patterns.

Block size and intersection regularity

How **big** should typical blocks be – or **how close together** should **intersections** be?

Areas with **large blocks and fewer intersections** tend to be bordered and connected by large collector roads with higher volumes and speeds. Internal circulation often occurs between parking lots or along driveways.

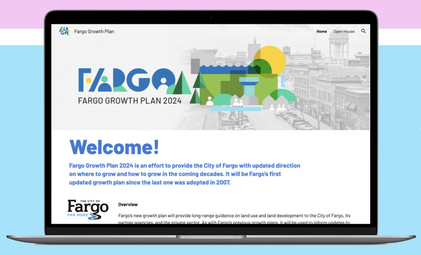
Areas with **small blocks and numerous intersections** tend to be areas with more rectilinear and dense street patterns.



Small blocks Numerous intersections | Moderate block size and intersection spacing | Large blocks Fewer intersections

1 2 3 4 5 6 7 8 9 10

Areas of Fargo developed since 2000 have tended to feature moderately-sized blocks.
Major arterial roads tend to have few intersections.



Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb

PART 2

Play Your Preferred Growth Footprint

FARGO GROWTH PLAN 2024

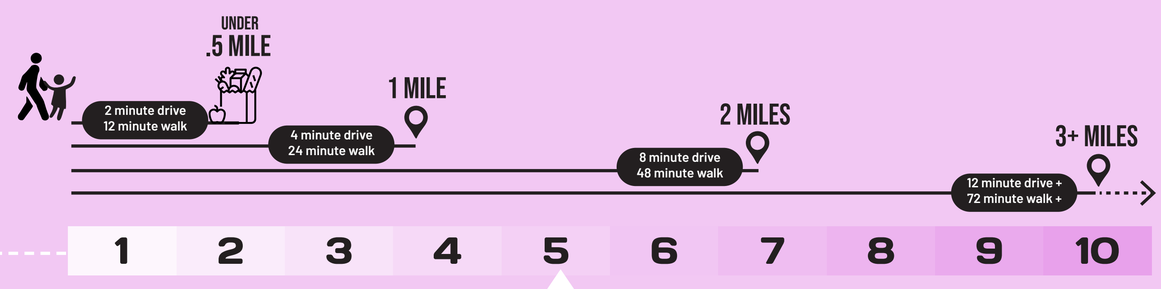
Getting Around Fargo

As Fargo Grows...

What is your preference?

Distance between home and grocery store

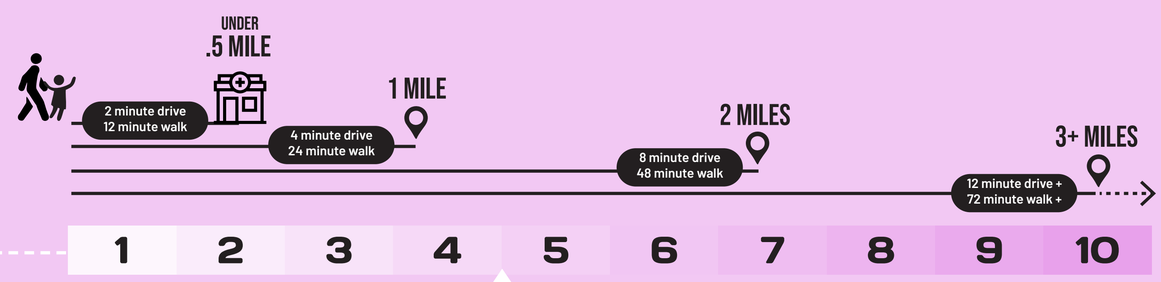
How far should a typical new home be from a **grocery store**?



Residential properties built in Fargo since 2000 are an average of 1.5 miles from a grocery store.

Distance between home and drug store

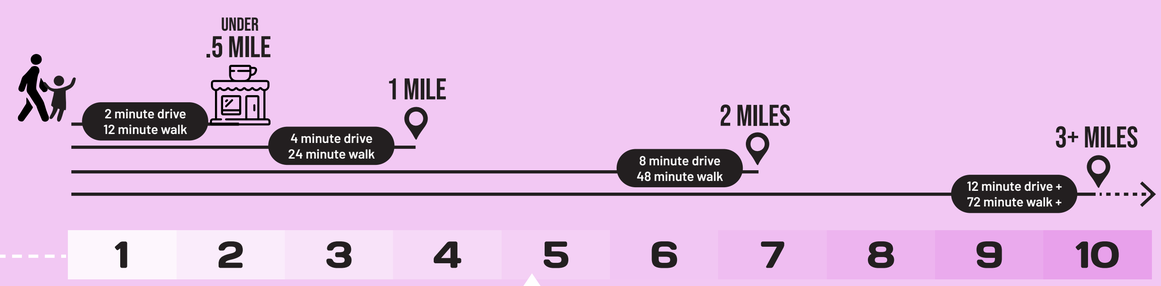
How far should a typical new home be from a **drug store**?



Residential properties built in Fargo since 2000 are an average of 1.3 miles from a pharmacy.

Distance between home and coffee shop

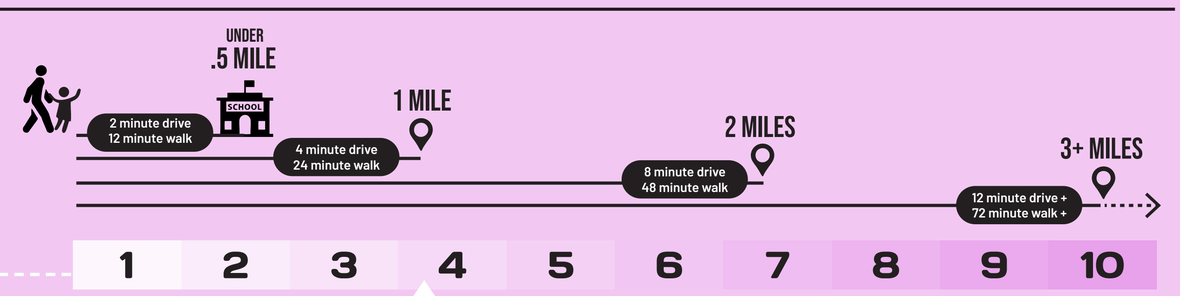
How far should a typical new home be from a **coffee shop**?



Residential properties built in Fargo since 2000 are an average of 1.4 miles from a coffee shop.

Distance between home and elementary school

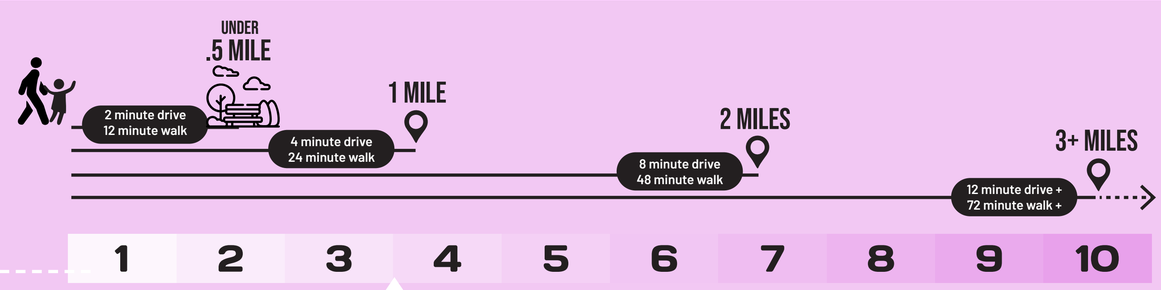
How far should a typical new home be from an **elementary school**?



Residential properties built in Fargo since 2000 are an average of 1.0 miles from an elementary school.

Distance between home and a neighborhood park/trail

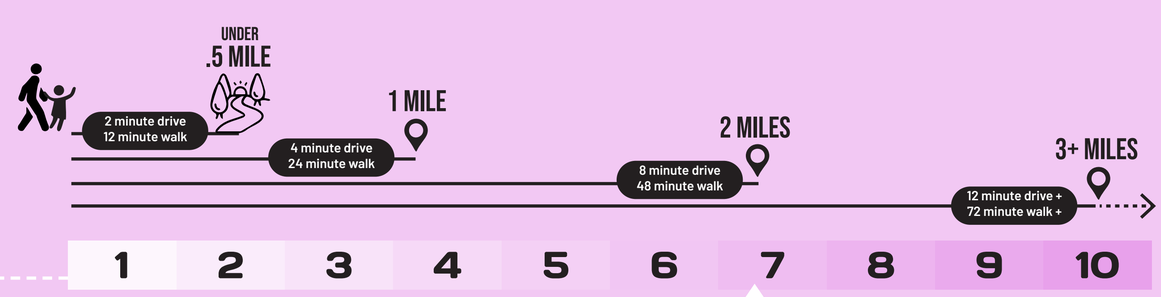
How far should a typical new home be from a **neighborhood park**?



Residential properties built in Fargo since 2000 are an average of 0.9 miles from a neighborhood park.

Distance between home and a large park or recreational trail

How far should a typical new home be from a **large park or recreational trail**?



Residential properties built in Fargo since 2000 are an average of 1.9 miles from a large park.

Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb

PART 2

Play Your Preferred Growth Footprint

FARGO GROWTH PLAN 2024

Civic and Commercial Life

Review the building blocks of Civic and Commercial Life presented on this and the following poster. Use your Preferred Growth Footprint scorecard to mark your preferences on the 10-point scale.

Please note that <u>your preferred growth footprint constrains your choices</u> on these posters because the form of new residential development helps determine the shape of commercial areas and the City of Fargo's financial capacity to invest in public spaces.

If you have questions, please ask someone with a Fargo Growth Plan name badge for help.

As Fargo Grows...

What is your preference?

Quality of civic spaces and buildings

How much effort and expense should go into the **character and quality of civic spaces and buildings** (public buildings, schools, parks, etc.)?

Special

Nice enough

Basic

1 2 3 4 5 6 7 8 9 10

Since 2000, new civic spaces and buildings in Fargo have leaned toward the 'special' end of this spectrum.

Civic spaces and buildings of **basic** quality and character are functional and presentable. They perform their intended role.

Civic spaces and buildings that exhibit **special** levels of quality and character go several steps beyond being functional and presentable. They reflect an effort to create iconic and memorable public spaces.

Quality and character of neighborhoods

How important will the aesthetic **quality and design of residential neighborhoods** be?

Special

Nice enough

Basic

1 2 3 4 5 6 7 8 9 10

Since 2000, new residential neighborhoods in Fargo have leaned towards the "basic" end of the spectrum.

Residential neighborhoods with **basic** levels of aesthetic quality and design perform their duty as places to live without much attention given to their architectural character. They are utilitarian and do not attempt to create a memorable sense of place.

Neighborhoods with **special** levels of aesthetic quality and design have architectural and other physical attributes that create a strong sense of place. People immediately recognize such a block for its attention to detail, its durability, and the overall quality of the pedestrian experience.

Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb

PART 2

Play Your Preferred Growth Footprint

FARGO GROWTH PLAN 2024

Civic and Commercial Life

Quality and character of commercial districts and major intersections

How important will the aesthetic quality and **design of commercial districts and major intersections** be?

Special

Nice enough

Basic

Commercial districts and development at major intersections with **basic** levels of aesthetic quality and design are functional and presentable. They do not attempt to be a memorable space or create an experience for the user.

Commercial districts and development at intersections with **special** levels of aesthetic quality and design put a premium on architectural and landscape design to create a high quality and memorable user experience.

1 2 3 4 5 6 7 8 9 10

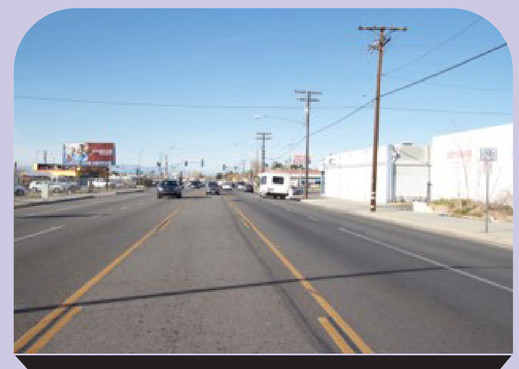
Since 2000, new commercial areas and development at major intersections in Fargo have leaned towards the "basic" end of the spectrum.

Commercial district accessibility

How **accessible** should commercial areas be to different modes of travel?

Prioritize easy pedestrian and bicycle circulation

Moderate ease for cars, bicycles, and pedestrians



Prioritize easy car circulation

Commercial districts that **prioritize easy car circulation** are designed first-and-foremost for easy automobile access. Pedestrians and bicyclists are accommodated to some degree but may feel unsafe or inconvenienced.

Areas that prioritize **pedestrians and bicyclists** put their safety and convenience at the forefront at the possible expense of automobile inconvenience.

1 2 3 4 5 6 7 8 9 10

Since 2000, new commercial areas in Fargo have tended to learn towards the prioritization of easy car circulation.

Distribution of amenities

How **close or clustered** together should day-to-day amenities be?

Very clustered

Somewhat clustered

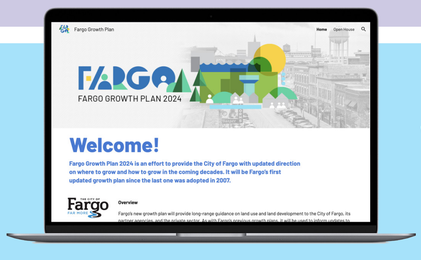
Somewhat scattered

Amenities (retail, services, entertainment) that are strung along major arterial roadways tend to be **somewhat scattered** and require several separate stops on a typical errand run.

Amenities that are all located in the same area (a commercial complex with numerous types of shops and services, for example) are **very clustered** and require less re-parking by a driving customer.

1 2 3 4 5 6 7 8 9 10

Since 2000, amenities in Fargo's neighborhoods have tended to be somewhat clustered at major arterial intersections.



Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

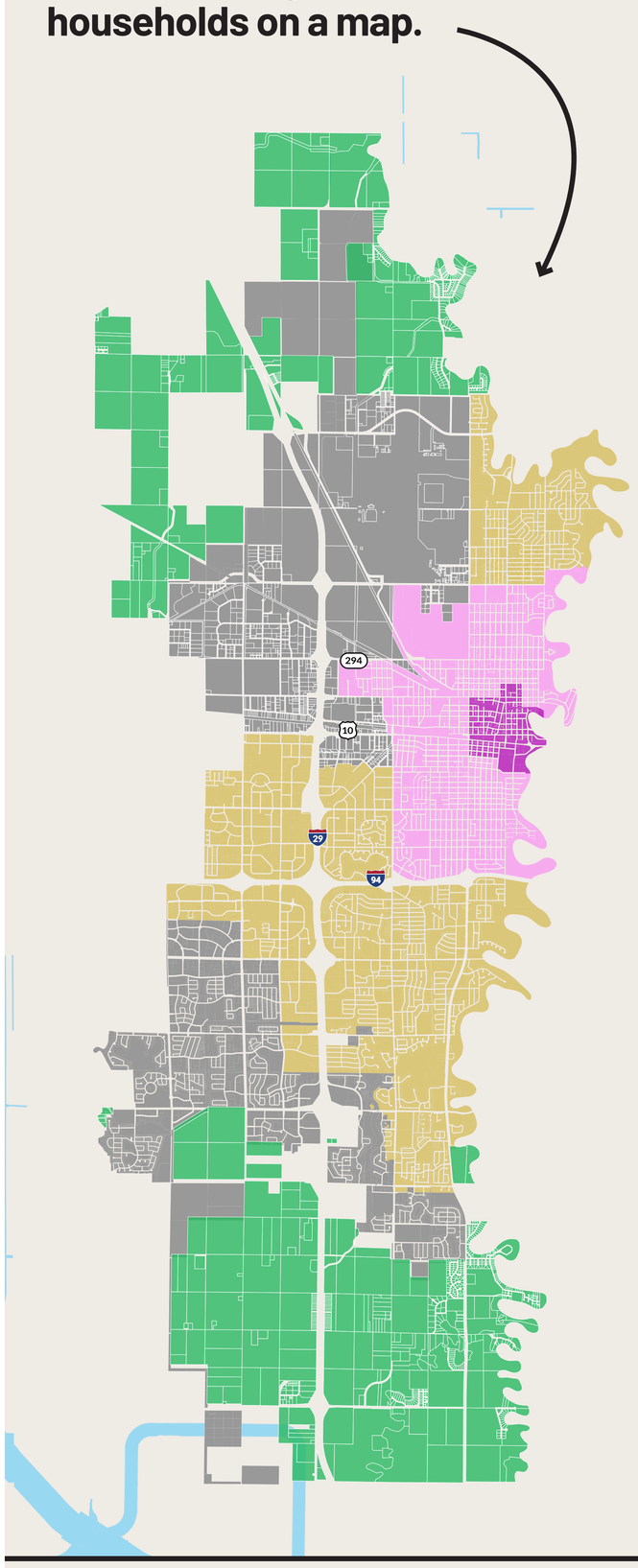
Planning Consultants czb

PART 2

Play Your **Preferred Growth Footprint**

FARGO GROWTH PLAN 2024

Having identified your growth preferences for Residential Life, Getting Around Fargo, and Civic and Commercial Life, and having been assigned to your preferred growth footprint, **it is now time for you to distribute Fargo's 15,000 additional households on a map.**



The map on Side 2 of your scorecard divides Fargo into growth distribution zones:

Greenfield Zone

Estimated capacity for residential growth:
26,000 households

The Greenfield Zone is land that has not yet been developed as residential subdivisions or other urbanized uses, but could be. These areas are contained within Fargo's extraterritorial jurisdiction (ETJ) and could be formally annexed as development occurs.

If Fargo continues to grow as it has in recent years, most growth would occur in the Greenfield Zone to the south of existing development—an area that now has the FM Diversion as its southern boundary.

Downtown

Estimated capacity for residential growth:
6,000 households

The boundaries of downtown Fargo on this map reflect the area covered by the Downtown InFocus Master Plan. Downtown has experienced a residential resurgence over the past decade and still has many underutilized parcels and parking lots that could accommodate future residential development, as well as commercial buildings that could be repurposed.

Core Neighborhoods

Estimated capacity for residential growth:
3,000 households

Fargo's residential growth between 1900 and 1970 largely occurred in the nine core neighborhoods. Most of the land in these neighborhoods is covered by single-family housing although areas of multi-family properties exist closer to downtown, along major thoroughfares, and near NDSU.

Residential growth in the core neighborhoods would take the form of redevelopment at higher densities, which is most likely to occur along major corridors.

Other Existing Neighborhoods

Estimated capacity for residential growth:
12,000 households

Development areas beyond the core neighborhoods that were built mostly before 2000 are identified here as Other Existing Neighborhoods. These areas contain numerous opportunities for redevelopment to accommodate future residential growth, including older commercial properties that are ripe for redevelopment, older suburban residential properties (1970s and 1980s) that are due for reinvestment, and underutilized land along major corridors.

Recently Developed or Non-Residential Areas

Estimated capacity for residential growth:
0 households

The gray area on the map represents (1) neighborhoods developed since 2000 that are unlikely to face redevelopment pressures in the next 20 years and (2) areas currently occupied by or designated for industrial or institutional uses.

Participants playing their preferred growth footprints are able to distribute additional households in the **growth distribution zones**. BUT, each preferred growth footprint has **different rules for distribution** based on "how" the growth would occur and how much land would need to be consumed.

Smaller Growth

The higher densities and more compact forms of the smaller growth footprint allow for the most flexibility in steering Fargo's additional households inward. But redevelopment and infill in existing areas can be slow and encounter resistance, so some portion of new households are still likely to be absorbed in the Greenfield Zone—though in more dense and urbanized configurations than Fargo's traditional suburban development.

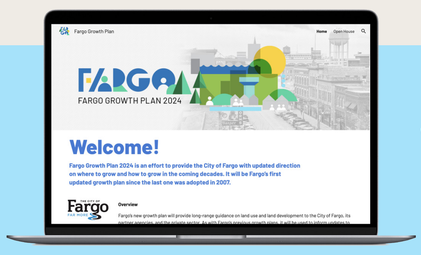
Moderate Growth

The moderate growth footprint allows greater flexibility in directing future growth into areas that are already developed. But most of the 15,000 additional households would still be absorbed by the Greenfield Zone.

Larger Growth

The lower densities and greater levels of land use separation required by this type of growth means the vast majority of additional households would be housed in the Greenfield Zone on land that represents a "blank slate." A relatively small volume of growth would be accommodated in areas that are already developed—where higher densities are necessary to justify the costs of redevelopment (acquisition, demolition, rebuilding).

Read the instructions on your scorecard for placing your 15 dots—each representing 1,000 households—and please ask for assistance if you have questions!



Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo FAR MORE

Planning Consultants czb

The Analytics and Assumptions Behind the Mapping

	Downtown	Core Neighborhoods	Other Existing Neighborhoods *(w/o 2000+ Annex)*	Greenfield Zone	TOTAL
Total Acres	372	3,542	8.549	15,200	**27,663**
Existing NET Density: Households per residential acre (w/o ROW)	35	7	8	0.40	
Existing GROSS Density: Households per acre (measured across all developable acres w/o ROW)	5	3	3	0.30	
Acres of Easy Infill Development (EID) * EID is defined as vacant land, surface parking, and low intensity strip centers (agricultural land was included for the ETJ area only)	52	172	892	13,300	**14,416**
Households that can be accommodated in the EID (assumes no increase in density from the existing conditions)	1,795	1,208	6,788	5,256	**15,047**
Recommended Percentage Increase for the Density of New Development in the EID	325%	225%	175%	500%	
Households that can be accommodated in the EID (w/the recommended percentage increase for density)	5,832	2,718	11,879	26,281	**46,711**
Grid boxes allocated to each area on the map (one box accommodates 1,000 households)	6	3	12	26	**47**
Estimated NET Density based on percentage increase for density: Households per residential acre (w/o ROW)	112.16	15.81	13.32	1.98	
Estimated GROSS Density: Households per acre (measured across all developable acres w/o ROW)	14.77	7.65	5.55	0.15	
Best Practice Example	Downtown Residential Bellevue WA Photo Credit: PCA + Anton Grassl	Core Neighborhood Mixed Use Watertown MA Photo Credit: PCA + Anton Grassl	Commercial Corridor Redevelopment Newark DE Photo Credit: Martin Architecture	N/A	

Net Density
Generally speaking, net density refers to the number of households living in an area, excluding rights-of-way, parks, open spaces, and other non-residential land uses. In other words, net density is limited to the number of households on residential parcels. This measure is calculated by dividing the total number of households by the total net residential land area.

Gross Density
Gross density, on the other hand, generally refers to the number of households in the area and includes all types of land uses, including parks, open spaces, and other non-residential land uses. In this analysis, rights-of-way are not included in the total area since they are non-developable land. This measure is calculated by dividing the total number of households by the total gross land area.

Visit FargoGrowthPlan.org to learn more

THE CITY OF Fargo

Planning Consultants czb