



FARGO GROWTH PLAN 2024

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## **City Commission and Planning Commission Update**

June 21, 2023

# Agenda

1. Project updates
  2. Findings from our analysis so far
  3. Next steps
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# Project Team



# Project Updates

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# What will be in the new growth plan?

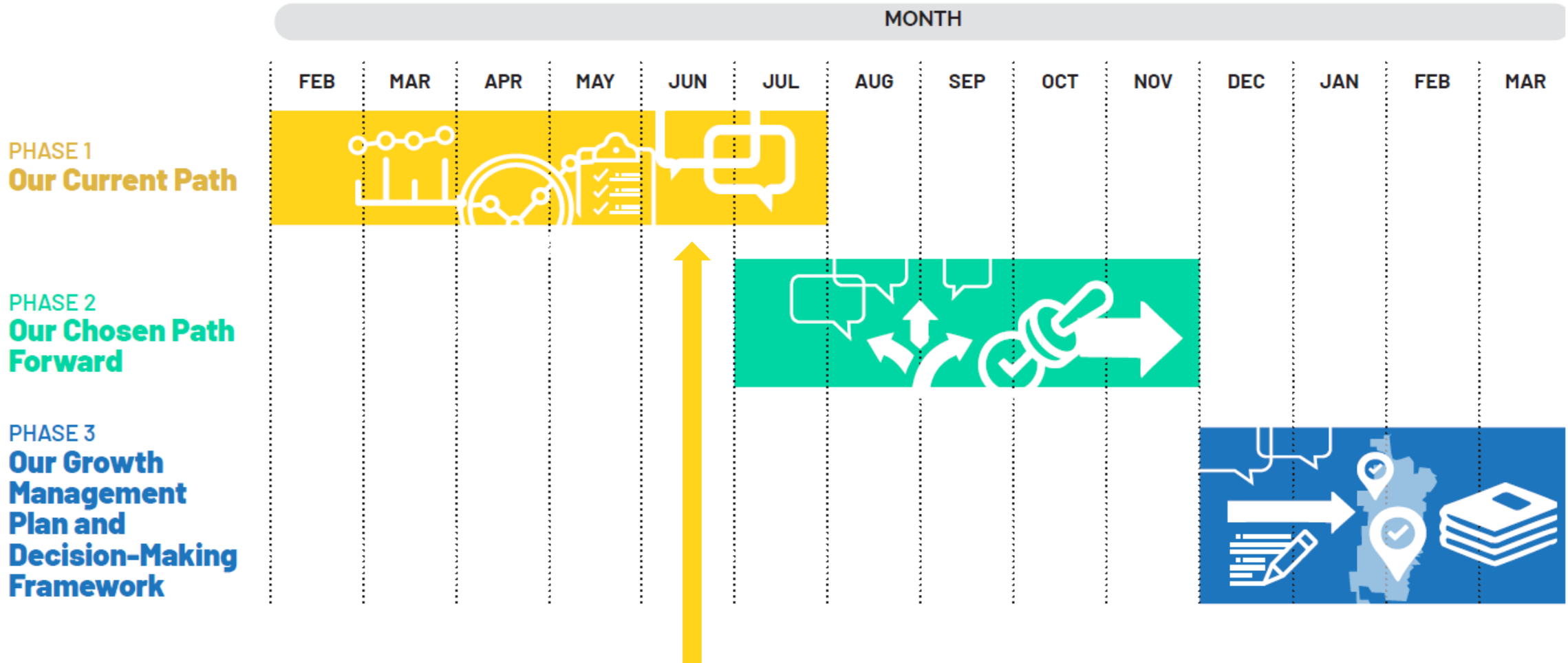


A **decision-making framework** for future development and redevelopment based on what the community values and its vision for growth

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

# How is it being developed?



# How does the process engage the public?





**IN PERSON**



**June 20  
& June 21**

**In-person open house times and locations:**

**Tuesday, June 20th**

**Community Room at Dr. James Carlson Library**

2801 32nd Ave S

**5:00pm-6:30pm**

**Wednesday, June 21st**

**Sky Commons** (*Civic Center, 2nd Floor*)

207 4th St N

**5:00pm-6:30pm**

**VIRTUAL**



**June 20  
through  
July 21**

**FargoGrowthPlan.org**

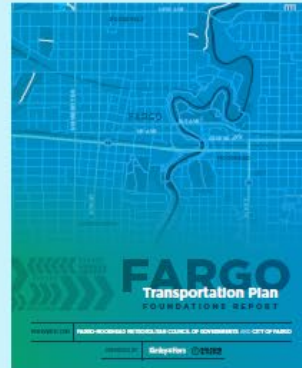


# How does it relate to other plans/studies?

FM Regional  
Housing Needs  
Analysis (2023)



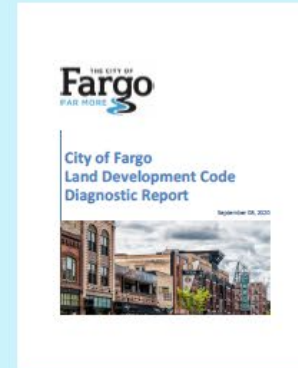
Fargo  
Transportation  
Plan DRAFT  
(2023)



Core  
Neighborhoods  
Master Plan  
(2021)



Land Development  
Code Diagnostic  
Report (2020)



InFocus  
Downtown Plan  
(2018)



G02030  
Comprehensive  
Plan (2012)



# What we've been learning from our analysis

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# **1. Fargo has doubled its population and land area since 1980**

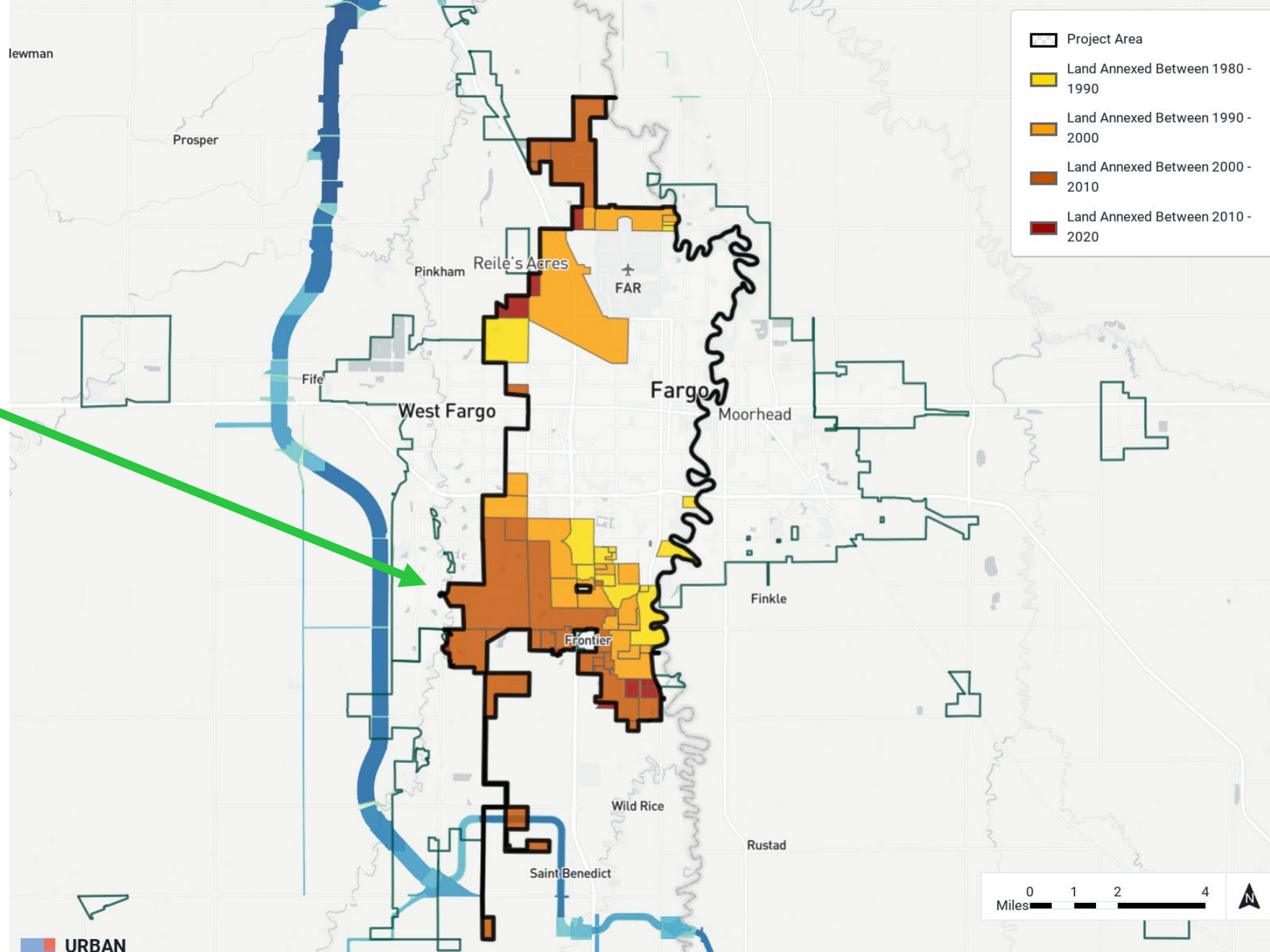
# 1. Fargo has doubled its population and land area since 1980

- Population
  - 61,383 to 125,990 (+105%)
- Land area (acres)
  - 16,464 to 31,677 (+92%)

<b>Period of Annexation</b>	<b>Acres Added</b>
1980 - 1990	2,130
1990 - 2000	5,365
2000 - 2010	7,064
2010 - 2020	653
<b>1980-2020</b>	<b>15,212</b>

Most annexation activity has occurred to the south and southwest

(notable exceptions are immediately west and north of the airport)



## **2. Detached single-family homes have been the dominant use of land annexed since 2000**



	Land Annexed Since 2000	Remainder of Fargo
Dwelling Units	7,473	46,116
Detached single-fam.	4,626 (62%)	23,130 (50%)
Attached single-fam.	135 (2%)	3,284 (7%)
Multifamily	2,712 (36%)	19,702 (43%)



	<b>Land Annexed Since 2000</b>	<b>Remainder of Fargo</b>
Population	17,344	94,650
Share of City's population	15%	85%

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Population	17,344	94,650
Share of City's population	15%	85%
Developed acreage	3,558	15,119
Share of City's developed acreage	19%	81%
Persons per developed acre	4.9	6.3

	Land Annexed Since 2000	Remainder of Fargo
Population	17,344	94,650
Share of City's population	15%	85%
Developed acreage	3,558	15,119
Share of City's developed acreage	19%	81%
Persons per developed acre	4.9	6.3
Share of total jobs in Fargo	5%	95%

- 61% of new residential builds since 2000 have been built in areas annexed since 2000
  - 3.6% have been in core neighborhoods

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  - 3.6% have been in core neighborhoods
- 23% of major residential remodels (valued at \$100,000+) have taken place in core neighborhoods since 2000

**3. Of the developable acreage currently within Fargo's limits (~25,000 acres), 74% has been developed or set aside for parks or conservation and 26% is undeveloped**

- **7,258 acres undeveloped but “developable”**
  - 3,220 acres (44%) are in the southwest and south, on land annexed since 2000
  - 4,038 acres (56%) are scattered throughout the rest of the city

# **4. Development patterns over the past 75 years reflect overall declines in density**



Period	Developed Acres Added	Population Added	Persons Per Developed Acre
1800-1900	202	9,589	47.5
1900-1925	700	15,701	22.4
1925-1950	983	12,966	13.2
1950-1975	3,724	19,118	5.1
1975-2000	5,605	33,225	5.9
<b>2000-2020</b>	<b>7,280</b>	<b>35,391</b>	<b>4.9</b>

# What do current plans say about where and how Fargo should grow?

- Go2030s Top 5 “priority initiatives” are:
  1. Permanent flood protection
  2. Promote infill
  3. Public art
  4. Pedestrian/bicycle infrastructure
  5. Design standards

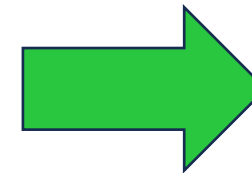
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## Catalysts

Walkable mixed-use centers

Active living streets

Energy efficiency

# What do current plans say about where and how Fargo should grow?

2007 Growth Plan says:

- Prioritize **livability and quality of life** through
  - Walkability
  - Neighborhoods – healthy and cohesive
  - Use ‘smart growth’ principles to keep city as compact as possible

# What do current plans say about where and how Fargo should grow?

2007 Growth Plan says:

- Also use the following to guide development:
  - Energy efficiency – limit sprawl and unnecessary construction
  - Multi-modalism (walk, bike, transit, auto...)
  - Design standards and high-quality public spaces

# What do current plans say about where and how Fargo should grow?

- Downtown and core neighborhood plans stress the need for strong levels of reinvestment in established areas, with a focus on walkability and transportation options

# Key questions for this process:

- To what extent does the “smart growth” language that has infused Fargo’s plans over the past 10-15 years remain a good fit for the community’s vision for future growth?
- What balance between infill/reinvestment and new development on the edges should be struck?



**What grade (A,B,C,D,F) would you give Fargo for advancing the “smart growth” goals that have infused its plans over the past 10-15 years?**

**How well do you think these goals fit the community's vision for next 10-15 years?**

**Rate the level of fit on a scale of 1 to 10, where 1 is low and 10 is high.**

# Next steps

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1. Feel free to attend the second open house tonight
2. Additional findings from data analysis forthcoming in July
3. Distribution of draft vision for growth in late July
4. Next visit: late August