



FARGO GROWTH PLAN 2024

Building Industry Association

March 18, 2024



Fargo Growth Plan 2024 | March 2024 | ©czbLLC

1

Agenda

1. Growth Plan Background
2. Process Update
3. Draft Plan – Preview of Core Concepts
4. Next steps



Fargo Growth Plan 2024 | March 2024 | ©czbLLC

2

Growth Plan Background

- Current growth plan adopted in 2007
 - Shaped growth during a decade when Fargo added 20,000 residents
 - Has provided land use direction for Go2030 comprehensive plan
- Growth pressures in the decades ahead
 - MetroCOG projects 15,000 more household by 2045
 - FM Area Diversion Project



Fargo Growth Plan 2024 | March 2024 | ©czbLLC

3

Growth Plan Background

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



Fargo Growth Plan 2024 | August 2023 | ©czbLLC

4

Growth Plan Background

How has the public been engaged in the process?





How Fargo intends to grow

Where Fargo intends to grow



Fargo Growth Plan 2024 | March 2024 | ©czoLLC

7

Update on Full Draft of Growth Plan

1. Full plan is drafted
2. Currently undergoing review and edits by czo's consulting partners
 - Strategic Economics (finance and economy)
 - MRB Group (engineering)
 - Code Studio (development code recommendations)
3. Ready for full review and comment by project stakeholders in early April



Fargo Growth Plan 2024 | March 2024 | ©czoLLC

8

Draft Plan – Preview

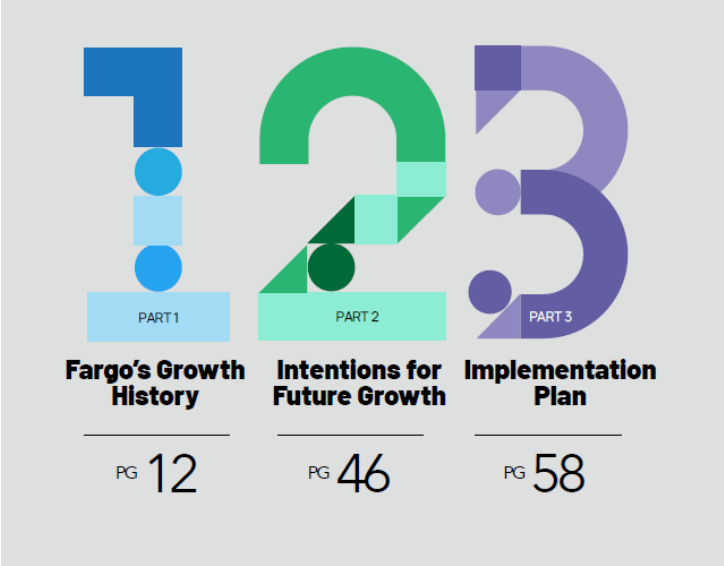


FARGO GROWTH PLAN 2024



Fargo Growth Plan 2024 | March 2024 | ©czbLLC

Plan Structure



Part 1: Fargo's Growth History—Takeaways

1. Fargo is planning for the future from a position of genuine strength
2. Growth patterns have improved over the past 10-15 years—more fiscally sustainable
3. Implementation of growth-related goals has been constrained by missing or outdated tools
4. The Diversion Project creates urgency to “get it right,” especially in the south
5. Opportunities to be proactive about redevelopment will be important to seize



Fargo Growth Plan 2024 | March 2024 | ©czoLLC

11

Part 2: Intentions for Future Growth

Fargo in 2045 is a place where...

Growth is happening in a practical manner that expresses what Fargo values most. Patterns of growth and their outcomes can be described as:

- Far-sighted**
- Fiscally responsible**
- Demonstrating good stewardship**
- Entrepreneurial**

Policy, planning, and investment decisions are adhering to principles that reflect Fargo's vision for practical growth.

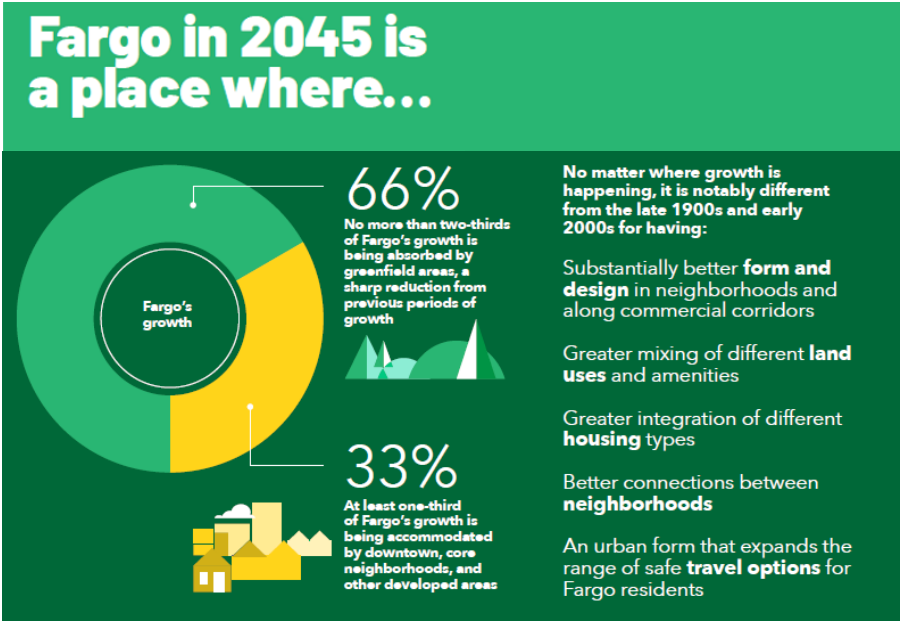
- The rules that govern development and redevelopment are predictable to everyone
- An intentional balance is being struck between new development and redevelopment
- Practical conditions are framing orderly growth in greenfield areas



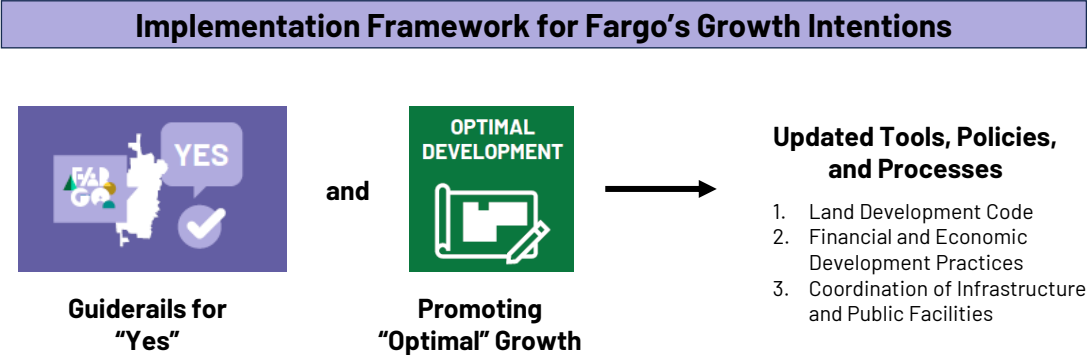
Fargo Growth Plan 2024 | March 2024 | ©czoLLC

12

Part 2:
Intentions
for Future
Growth



Part 3: Implementation Plan



Guidrails for “Yes”



By-Right Development

- When Fargo Growth Plan 2024 is properly implemented, **most development will occur “by-right” – receiving automatic administrative approval** because it reflects the growth intentions articulated by Fargo’s plans and codes
- Negotiated approvals and discretionary reviews will be rare exceptions
- What Fargo says “yes” to is **predictable and transparent**



Fargo Growth Plan 2024 | March 2024 | ©czbLLC

15

Guidrails for “Yes”



Context-Sensitive Expectations

- What qualifies for a “yes” will differ depending on the context
- When Fargo Growth Plan 2024 is properly implemented, **“yes” will be tied to growth intentions for specific locations and settings**
- Intentions for different settings will be clearly communicated



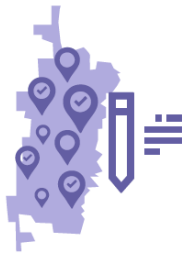
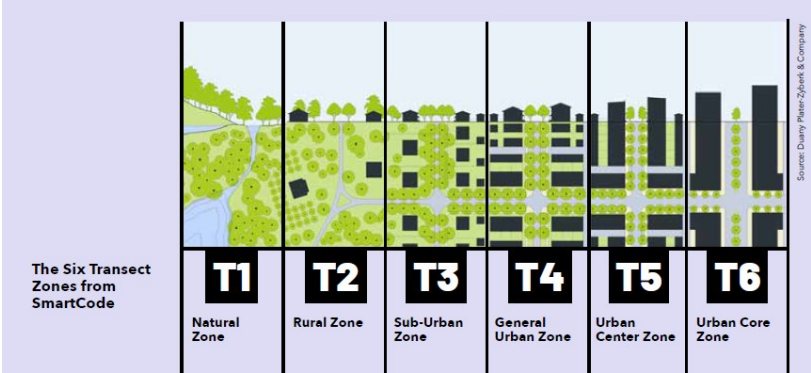
Fargo Growth Plan 2024 | March 2024 | ©czbLLC

16



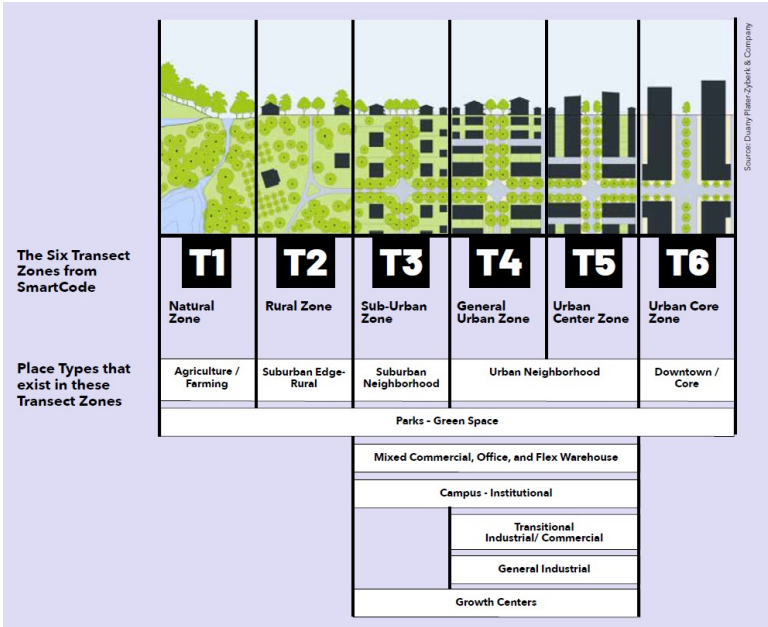
Context-Sensitive Expectations

Urban-Rural Transect



Context-Sensitive Expectations

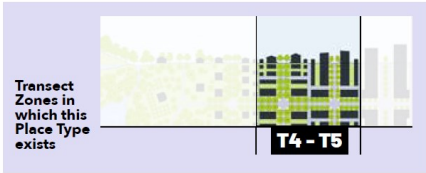
Fargo's Future Place Types



Urban Neighborhood

Urban Neighborhoods have a traditional development pattern that typically includes a mix of single-story and two-story single-family detached to small to moderate-scale multi-family residential development along a well-connected gridded street network. Lot sizes are typically smaller than in the Suburban Neighborhoods and may vary within blocks. Moderate intensity infill development on sites adjacent to existing residential uses should maintain the existing lot width, setbacks, building massing and height.

Primary Uses	Small lot single-family detached housing, duplex
Secondary Uses	Triplex, quadplex, townhomes (with limited massing up to ten units per building), pockets of multi-family structures
Density	5 - 20 units per acre
Transportation and Infrastructure	Gridded street pattern, blocks network, variety of transportation modes - auto, bike, pedestrian, access to transit from adjacent corridors, sidewalks on both sides of the street.



Context-Sensitive Expectations

Supplemental Growth Models

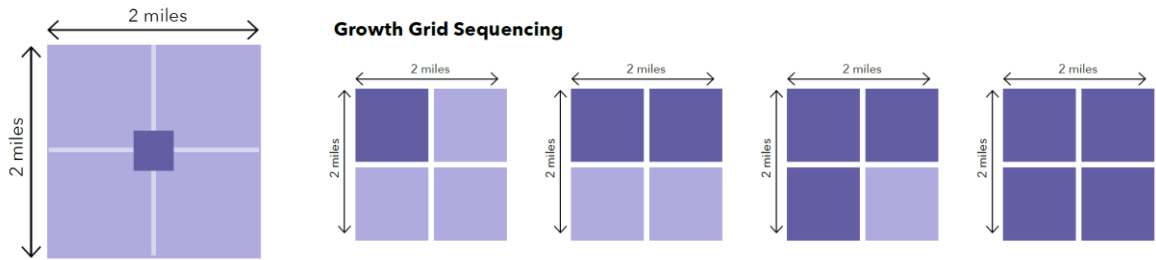


Growth Grid model for greenfield growth

Growth Centers model for infill and redevelopment



Growth Grid
model for
greenfield growth



Growth Centers
model for infill and
redevelopment



**Regional
Centers**

Focus for major
employment anchors
and highest-density
mixed use development



**Community
Centers**

Focus for moderate-
density mixed-use
development with user
radius of ½ to 1 mile

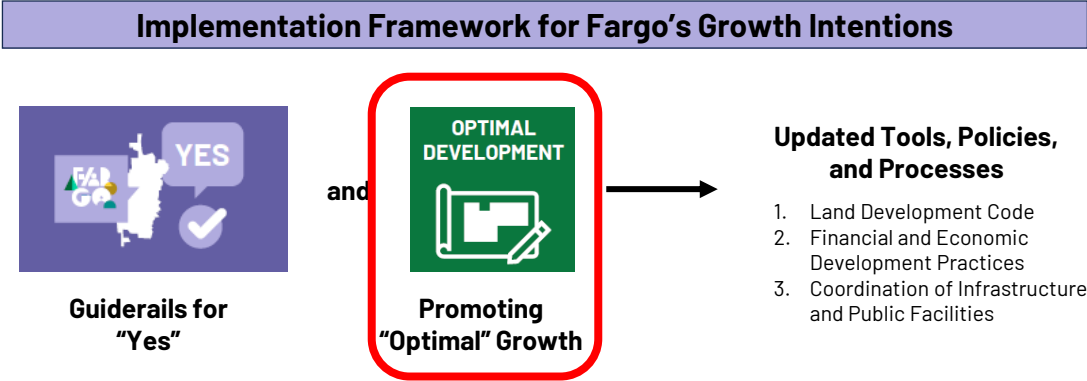


**Neighborhood
Centers**

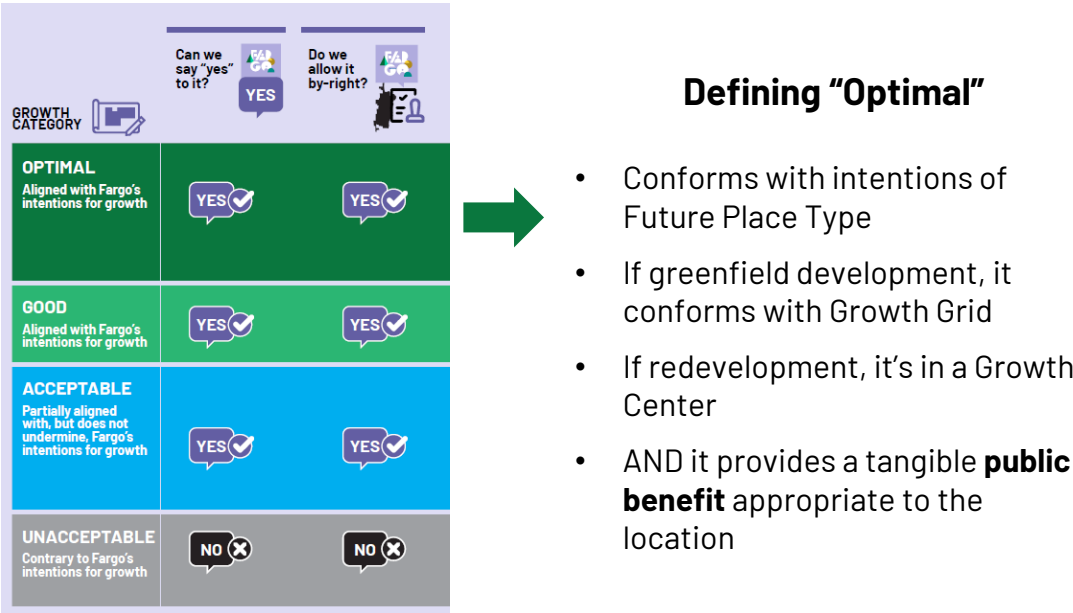
Focus for compact
mixed-use development
with user radius of under
½ mile



Part 3: Implementation Plan



23



24

Tools, Policies, and Processes

1. Recommendations to guide updates to the **Land Development Code (LDC)** and make it a full part of the Growth Plan Implementation Framework
 - By-Right Development; Context-Sensitive Expectations
2. Recommendations for **financial and economic development practices** to support the Growth Plan Implementation Framework
 - Promote optimal growth; support high-quality public infrastructure to help make future place types a reality
3. Guidance for **processes inside and outside of City Hall**
 - Consistent application of Growth Plan Implementation Framework; coordinate future plans and investments to support growth intentions



Next Steps



Stakeholder Review and Comment

1. Draft ready for review and comment by project stakeholders in early April – stay tuned
 - www.FargoGrowthPlan.org
2. Project team will fine-tune definitions and concepts based on discussions and feedback
3. Follow-up presentations and meetings

