



Area-wide storm water retention pond in the Woodhaven development.

retention ponds or individual on-site retention ponds. The purpose of storm water retention areas is to hold the accumulation of water that occurs when it rains. Rather than immediately working its way to a storm sewer pipe or drainage ditch, the water is accumulated in a pond and gradually allowed to work its way to the storm sewer or the drain after capacity has become available in these facilities.

Area-wide storm water retention is preferable because fewer large ponds are easier to monitor and maintain. Storm water ponds require occasional cleaning to remove the silt that washes in and settles on the bottom. Furthermore, larger storm water retention ponds can be worked into parks and open space plans and designed to look aesthetically pleasing. Other areas of the Midwest are recognizing the aesthetic and ecological value of wetlands and ponds and are designing storm water retention facilities to become attractive features of the landscape and natural magnets for wildlife and native plantings. Since the establishment of the storm water retention policy in Fargo several excellent examples have been constructed in the newly developed parts of the city.

Generally, 12.5 acre-feet of water storage capacity are needed to handle the storm water run-off from one quarter section (160 acres) of land. This storm water retention will be required of all developments in the growth areas of Fargo to keep from overloading the natural drainage systems of the valley.

A City of Diverse Uses and Types

Our goals for a livable city with a high quality of life lead us to plan for a city of diverse uses and diverse types within any given use. Growth that focuses on placing compact neighborhoods within close proximity to stores, offices, schools, and recreation spaces makes a community more accessible and therefore more livable. A variety of land uses within walking distance of each other results in greater independence of movement for young people and the elderly making it possible to walk, cycle, and use transit for many short trips. This increases the livability, the quality of life, the sustainability, and the safety of our community. It also helps foster a true sense of belonging; of community.

Land-use Definitions

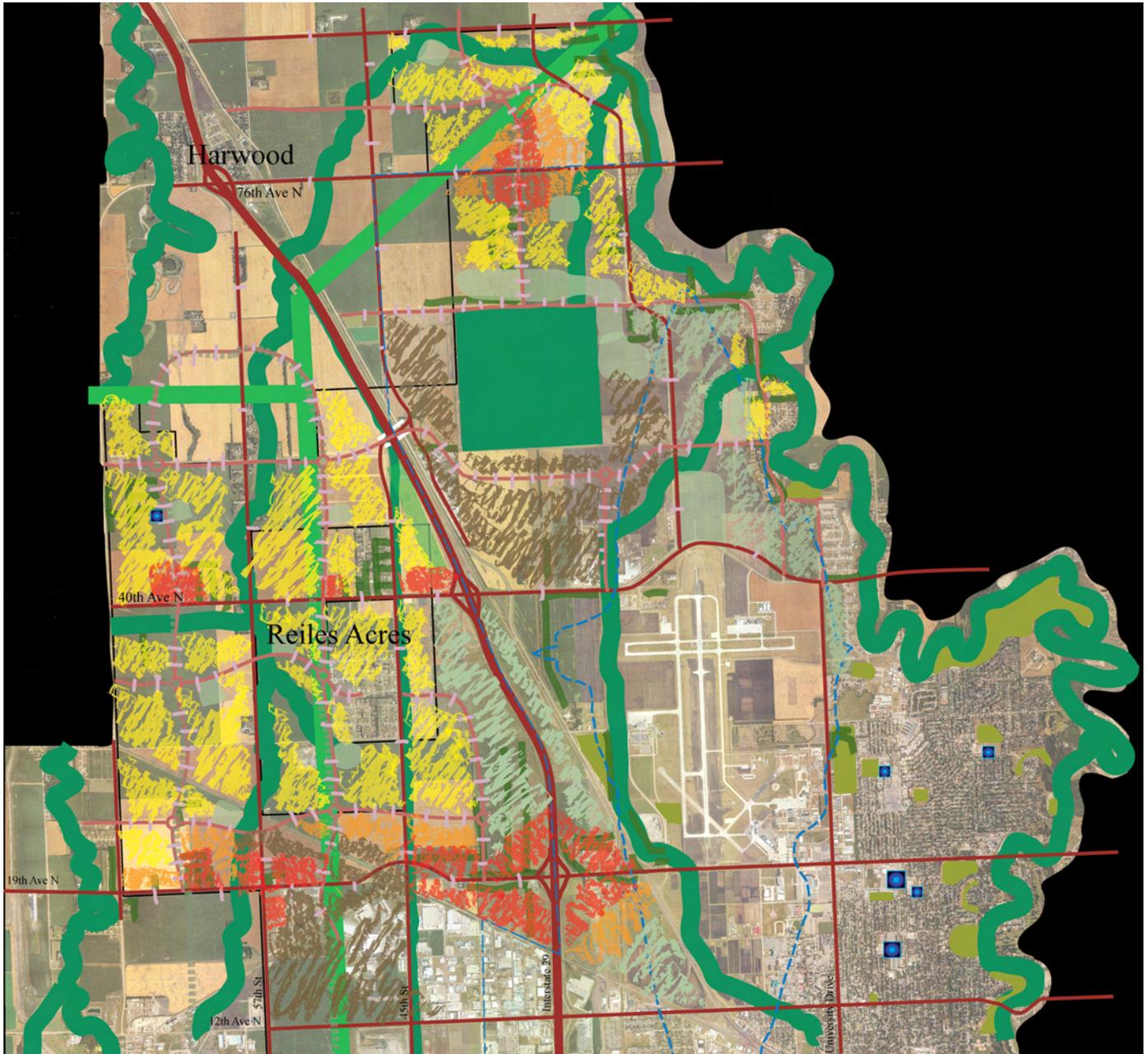
The most dramatic change in planning philosophy in the past thirty years has been the acknowledgement that large single use districts within a city do not have a positive impact on the quality of life of residents or serve to create a positive sense of community. The development of single use districts within a city was a response to the poor health conditions and overcrowding found in cities after the industrial revolution. In many ways this response was a logical one for an economy based on dirty industry and production. In fact, we still believe that heavy industry needs to be separated from other uses in the city. But, our economy has changed to one primarily based on knowledge and service which requires a different type of planning response. The mixed-use planning approach works well for our current social and environmental needs.

The overall approach to land-use shown in this growth plan is to define all of our land-use categories as mixed use categories. Single use and single type developments are to be discouraged. As

an example; commercial areas should include a mix of retail, office, service, and institutional uses and should encourage residential uses above the commercial developments. Single family developments should have multi-family housing mixed in with the single family housing to foster diversity of use, economics, and culture. This mix is most effective when it occurs within a single sub-neighborhood, not designating single family homes in an entire area, townhouses in another, and small apartment buildings in yet another. Traditional portions of Fargo provide a mix of residential types within a single block. A typical block of 12 lots might contain 10 single family houses, two ancillary units, a triplex and a five-plex. Or, the block

might contain a small professional office, a set of five townhomes on 3 lots and 8 single family houses.

At this time Fargo has more mixed use developments under way than have been seen in the entire past century. Mixed use does exist in the downtown area and new mixed use developments are encouraged in many of the existing, redeveloping, and in-fill areas of the city, as well as in the growth areas. The colors on the land use maps indicate the primary land use category - they are NOT intended to discourage a mixture of uses that overlap one

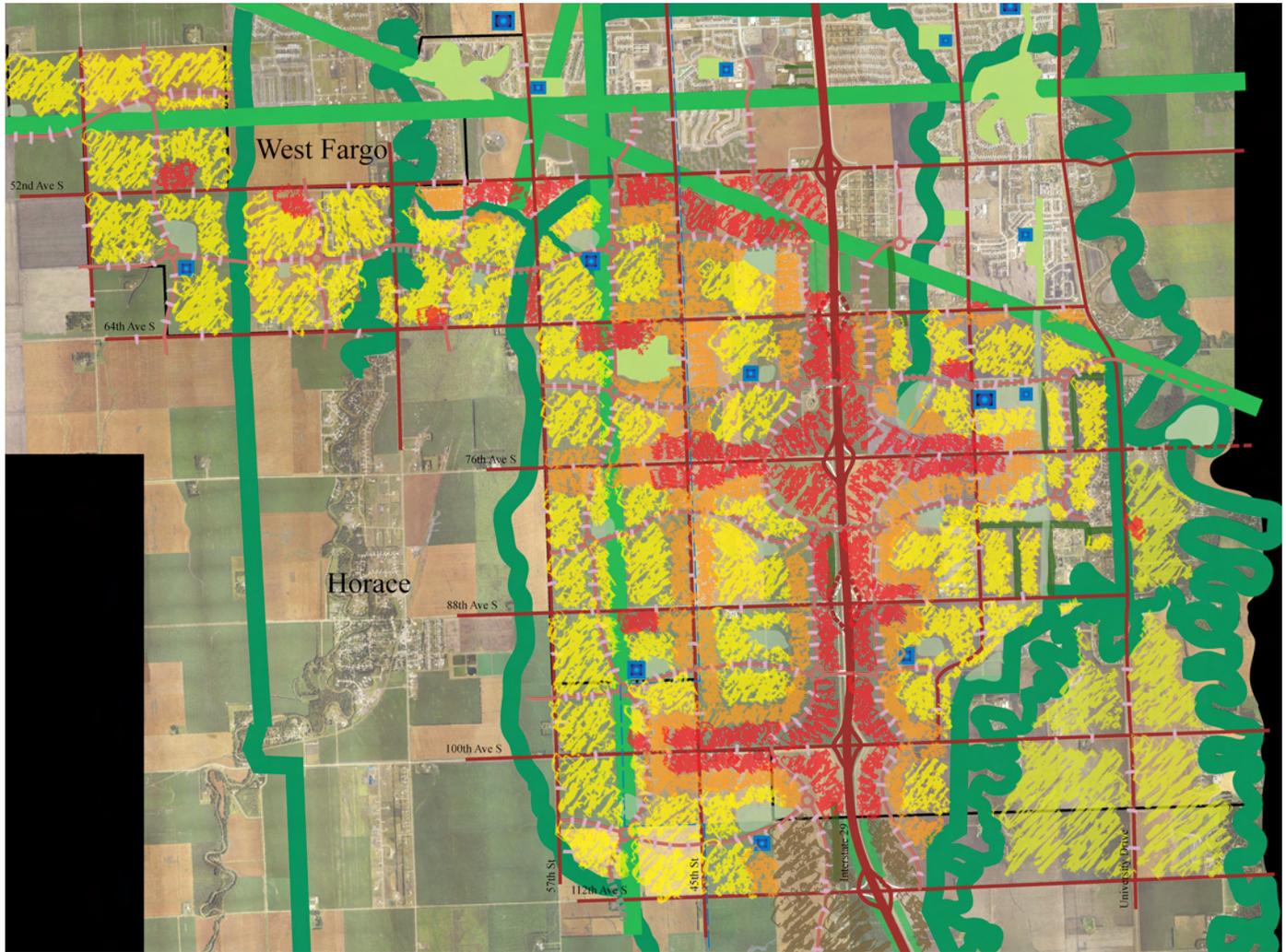


50 year North Fargo Land Use Plan



A diagram of the way that mixed housing types developed in the older sections of Fargo.

A diagram of the mixed housing type distribution proposed in the Growth Plan.



land use type with another or that gently blend one land use type into another. Commercial and multiple family land uses, for example, can be successfully mixed within the same site, or the same development to create a convenient living environment and a lively commercial environment that becomes a neighborhood focal point. Residents in these areas develop a sense of neighborhood and community as they see their neighbors running errands. Local gathering places are formed, further increasing the sense of community. The land use plans that follow incorporate a mixture of land uses within relatively small areas. It is important to recognize that the specific land use areas identified in the plans must include a degree of flexibility with regard to the location of neighborhood commercial areas in order to respond to the needs of a neighborhood as it develops. The planning staff of the City of Fargo must have the ability to review projects on a case by case basis using the direction established by the growth plan to best serve the needs of the community.

The availability of a variety of different types of housing choices usually results in a greater mix of age groups, family types, and income levels. Each group benefits from the presence of this diversity. In small communities, this diversity results in the formation of support systems that people rely on for emergency child care, trips to the doctor, caring for pets, etc. This diversity is often not found in suburban neighborhoods. Instead, there are areas where differing age groups, income levels, and family types are isolated in developments that lend themselves to a very limited group of people.

The concept of livable community does not need to do away with single family neighborhoods. It simply means that a variety of housing choices are provided within a relatively small area, making it possible for varying age groups and family types to live within close proximity of each other. What might have been a quarter section of land developed into single family lots becomes interspersed with townhomes, a small apartment building, and some twin homes, with all of these residents sharing open space amenities, neighborhood schools and a neighborhood commercial area.

The growth plan defines six different types of land use:

- Commercial 
 - Office Uses
 - Retail Uses
 - Residential above
 - Neighborhood retail and office
 - Community Service
 - Healthcare
 - Institutional
- Mid to High Density Residential 
 - 8 to 35 dwelling units per net acre
 - Mixed type in each development
 - Apartments
 - Condominiums
 - Townhouses

- Low to Mid Density Residential 
 - 5 to 8 dwelling units per net acre
 - Mixed type in each development
 - Single family
 - Duplex, small apartments, small apartment clusters
 - Ancillary units
- Industrial 
 - Warehouse uses
 - Manufacturing
 - Industrial Services
- Rural Residential 
 - Low density single family residential
 - No flood protection provided by the city
- Agricultural/Agricultural Research 
 - Agricultural uses within city limits
 - Airport/runway buffer
 - Agricultural research uses associated with NDSU

See the larger scale maps on the following two pages for the land-uses established for the extraterritorial area of Fargo. These maps also include proposed parks, schools, greenways, roadways, drainages, and utility easements. The colors illustrate approximate areas of land use for the next 50 years. Flexibility in the specific alignment of use areas is important as development moves into these new areas.

Fargo Growth Plan
North Fargo

- Existing Infrastructure**
-  Greenspace - water related
 -  Greenspace - utility related
 -  Existing Windrow
 -  Existing Park
 -  Schools - existing and proposed
 -  School District Boundary
 -  Airport Noise Contour
- Proposed Infrastructure**
-  Proposed Park
 -  Freeway changes
 -  Arterial Streets
 -  Collector Streets
 -  Local Street Intersections
 -  Parkway Streets
- Proposed Land Uses**
-  Residential Area - low-med density
 -  Residential Area - med-hi density
 -  Commercial Area
 -  Industrial Area
 -  Green Space - research related

