Unicorn Park

Neighborhood

Plan

Fargo Department of Planning and Development

July 2011

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Acknowledgements

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Residents of the Unicorn Park Neighborhood
A special acknowledgement to everyone that attended a meeting or contributed an idea about how to make the Unicorn Park area an even better place to live.

Adoption and Amendment

The Fargo **City Commission** adopted a resolution to approve the Unicorn Park Neighborhood Plan by a unanimous vote on July 25, 2011. Said resolution can be found on the following pages.

The Fargo **Planning Commission** approved and recommended to the City Commission approval of the Unicorn Park Neighborhood Plan by a unanimous vote on July 5, 2011.

BOARD OF CITY COMMISSIONERS
Fargo, North Dakota

Regular Meeting: Monday: July 25, 2011:

The Regular Meeting of the Board of City Commissioners of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 5:00 o'clock p.m., Monday, July 25, 2011.

The Commissioners present or absent were as shown following:
Present: Mahoney, Piepkorn, Williams, Wimmer, Walaker.
Absent: None.
Mayor Walaker presiding.

Consent Agenda Approved:
Commissioner Mahoney moved the Consent Agenda be approved as follows:

j. Unicorn Park Neighborhood Plan.

Resolution:

WHEREAS, The Fargo Planning Commission determined that neighborhood planning is an important activity to undertake to enhance the overall quality of life in the City of Fargo; and

WHEREAS, The Department of Planning and Development and the Community Development Committee determined that residents of the Unicorn Park neighborhood were interested and willing to engage in a neighborhood planning process; and

WHEREAS, The Department of Planning and Development gathered input from the residents of the Unicorn Park neighborhood via public meetings; and

WHEREAS, This work resulted in a document entitled the Unicorn Park Neighborhood Plan which consists of a series of goals, objectives, and strategies for action, that when taken together with other identified plans, promote the desired future development of the neighborhood.

NOW, THEREFORE BE IT RESOLVED, That the Board of City Commissioners of the City of Fargo does hereby adopt the Unicorn Park Neighborhood Plan as presented on July 25, 2011.

BE IT FURTHER RESOLVED, That the Unicorn Park Neighborhood Plan is intended to promote the health, safety and general welfare of the Unicorn Park neighborhood and the community as a whole, and to be a guide for public and private decision makers to use when determining the future growth and development in the area.

Executive Summary

The plan is organized to orient the reader with the concept of neighborhood planning, the Unicorn Park Neighborhood, and the results of the Unicorn Park neighborhood planning process.

The ***Introduction*** describes the rationale behind neighborhood planning in general and specifically in the City of Fargo, while also describing the neighborhood boundaries and the planning process used.

The ***Background*** section serves to familiarize the reader with the neighborhood by using Census demographics, land use information, and other locally relevant statistics.

The section titled ***Goals, Objectives and Strategies*** is the heart of the document. This portion of the document lays out the neighborhood strategy for the future from start to finish.

The final section, ***Plan Recommendations***, places the proposed strategies in a general implementation framework, including both a timeline and identification of the organizations that are most likely to be responsible for implementation.

The residents of the Unicorn Park area have charted a path that will help them achieve their vision. The key ingredient for the successful reinvigoration and continuing development of the Unicorn Park neighborhood is leadership. Neighborhood residents and community leaders must work together toward the achievement of the following goals:

> **Safety.** Emphasize safety for pedestrians, motorists and neighborhood residents, with action related to walkways, property maintenance, neighborhood watchfulness, and increased communication with area human service providers.
>
> **Housing/Built Structures.** Initiate efforts to increase the quality and appearance of homes and businesses through various methods, including cooperative work groups, clean-up initiatives and direct communication with the City concerning enforceable code and safety violations.
>
> **Quality of Life.** Improve the overall condition of the neighborhood including both public and private places, with a focus on park improvement and increased use, walkability of pedestrian corridors, and the update of utilities including lighting and paved surfaces. The development of a neighborhood organization to initiate plan recommendations is integral to neighborhood progress.

Introduction

The purpose of a neighborhood plan is to bring the residents of an area together to talk about shared goals and concerns. The result of the process is a document that captures citizen priorities and links them to a specific set of actions, with the intent of achieving the goals outlined in the plan.

Why Plan?

Planning is often characterized as a "goal-directed problem-solving activity". People plan because they believe that their actions can and will affect their futures. It can be argued that neighborhood planning is one of the most important ways people can become involved in civic affairs. Neighborhood plans are focused on small geographic areas that define where we live and, consequently, address the issues that affect each of us most directly.

Anyone who is involved in a neighborhood planning process will be asked to think critically about his or her environment, discuss opportunities for improvement, work with neighbors and other local agencies to accomplish a defined set of goals, and, in general, be engaged in a rational process that can help determine what your neighborhood wants to be in the future and how it will get there.

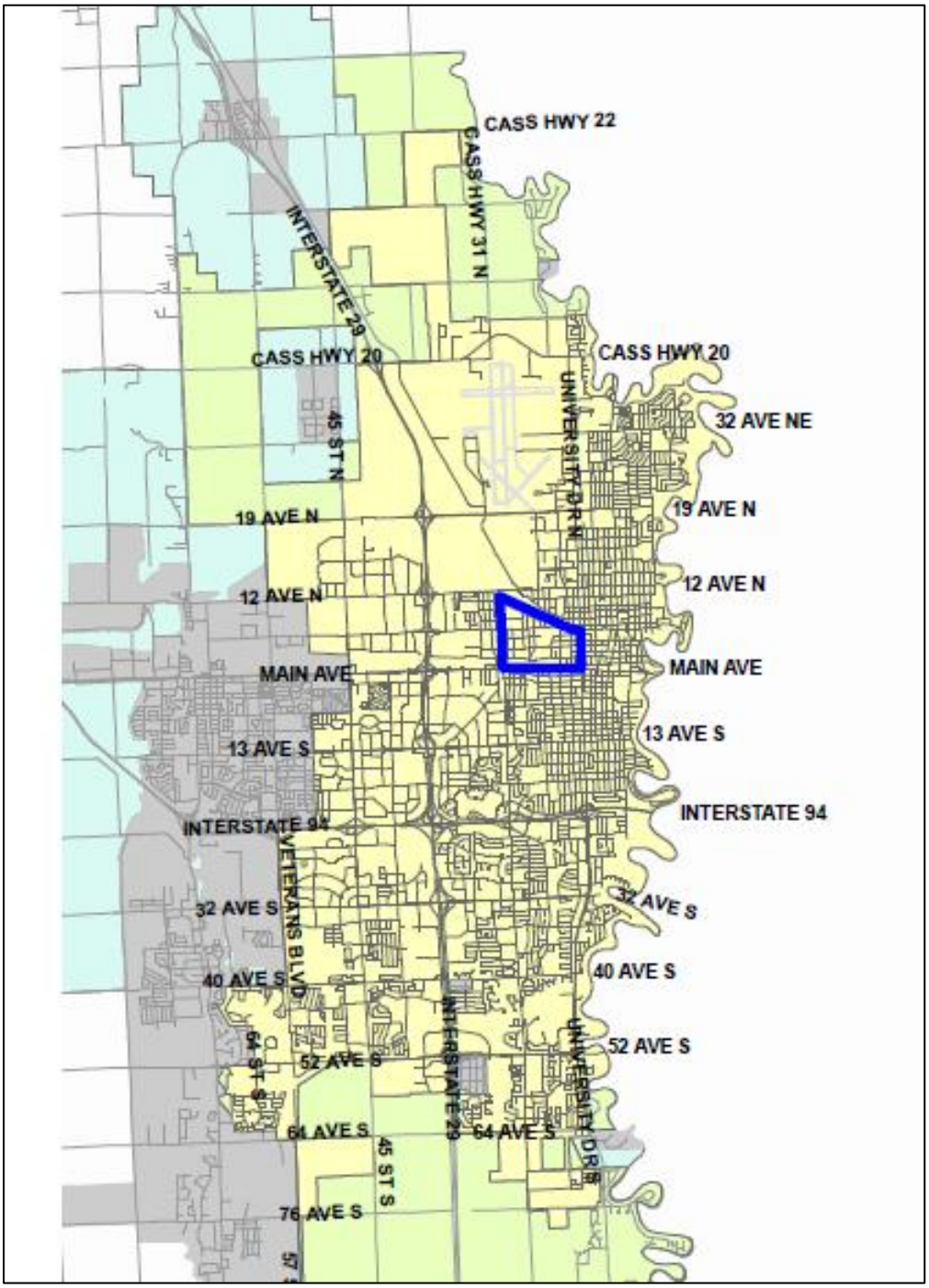
In Fargo, the impetus for neighborhood planning came from the City's 1995 Comprehensive Policy Plan, which contains the following language:

> **Policy 217. Neighborhood Participation.**
>
> The City of Fargo should encourage citizen participation in the land use development and redevelopment process within their neighborhoods. More interaction is needed with citizens acting individually or as groups to identify the type of assistance the City should provide to neighborhoods.

The City's Comprehensive Plan is currently undergoing a major re-write, and involves a focused effort by City officials to make sure that this type of citizen involvement is a mainstay of its revision. The revised Plan will establish the community's vision for the future of Fargo and its neighborhoods. It will ensure that city government, the private sector, and the public are all working together to achieve a common vision. The comprehensive plan will consider all of the systems that make up our city (e.g. infrastructure, flood mitigation, energy, transportation, natural resources, land use, and quality of life) and will identify policies, projects, and other investments that will move Fargo ahead. An excellent way to provide additional input regarding the Unicorn Park neighborhood and City neighborhoods in general is by accessing the Go2030 Website at ://go2030.net. This website provides an opportunity for community members to propose and discuss ideas in a "town hall" style format, ensuring that the ideas of Unicorn Park residents are shared with the greater community.

Neighborhood Boundary

The Unicorn Park neighborhood is roughly 1 square mile in size, with the boundaries of Main Ave (south), University Dr (east), BNSF railroad tracks (north) and 25th St (west).



Planning Process

While the strategic planning process used to develop this document is fairly standard, it is important to note that each neighborhood plan and planning process will be unique. Neighborhood plans apply the comprehensiveness of a community wide plan to a limited geographic area. This combination of a comprehensive evaluation coupled with a relatively small physical space generally produces a very useful and focused policy document. A truly successful neighborhood plan must be based on two things:

- What do people expect from their neighborhood?
- What are they willing to do for it?

A neighborhood plan can be easy to write, but if it is not specifically tailored to address the needs of the area's residents, it will not be a success. A neighborhood plan must realistically address people's expectations and level of commitment to action.

The City of Fargo's approach to neighborhood planning is to maximize citizen participation in the process by minimizing the number of meetings people are asked to attend. The Planning Department did not organize a formal steering committee of neighborhood residents to develop this plan. Instead, the Unicorn Park Neighborhood Planning process consisted of four public meetings and the collection of data by city staff.

Meeting 1, October 7:	Vision and Area Assessment
Meeting 2, October 28:	Community Ideas and Goal Setting
Meeting 3, November 18:	Taking Action: Strategies and Objectives
Meeting 4, December 9:	Implementation and the Final Plan

City staff began collecting data for the Unicorn Park process in early October 2010. It is a condensed process but one that was successful in this neighborhood. Approximately 20 people attended the first meeting, with over 80 percent of that group in attendance at all of the public meetings, in addition to some additional participants that had not been to the first meeting.

Vision

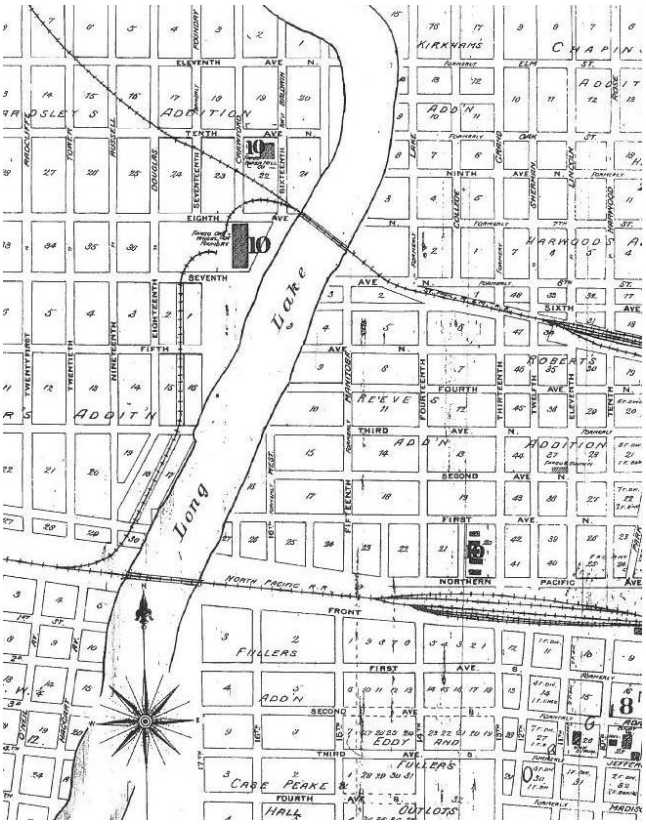
The input provided by the participants of this process focused around a set of common themes from the very beginning. These issues guided the development of a “vision” statement for the Unicorn Park neighborhood.

Unicorn Park is a unique, affordable and close-knit neighborhood that wants to nurture and maintain strong neighborly relations, pride in home and business ownership, encourage the safety of its residents and increase the dialogue between neighbors and social service organizations located in the area.

About the Unicorn Park Neighborhood

History

Throughout Fargo's history, the Unicorn Park neighborhood has been a mix of working class families and commercial and industrial uses. The area has been heavily influenced by the development of the railroad prior to 1900, and has continued to be punctuated by warehouse and manufacturing facilities that require close proximity to truck and rail transport. It is this mix of residential and commercial land uses that make the Unicorn Park neighborhood a unique and vibrant place.



Long Lake, 1922 Sanborn Insurance Map

Local maps and directories from the early 1900's provide an interesting picture of the neighborhood's working class residents. Along 3rd Ave North from 14th Street to 15th Street, occupations of residents include a car repairer, carpenter, clerk, hostler (a person who moves locomotives from one track to another), book keeper and a brick layer. Businesses in operation during the 1920's included the Marshall Oil Company, Fargo Auto Finishing, Stockyards (NW corner of 14th St and 1st Av), and the Fargo Stone and Sand Company.

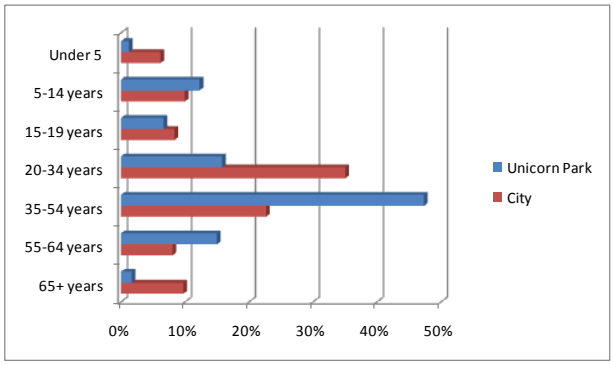
The neighborhood's distinctive drain running through Unicorn Park itself was once known as "Long Lake" (see map above), and also "the slough." For many years before it was drained, Long Lake served as the western boundary of the City, and as a source of fishing and recreation. In 1935, the Fargo Forum reported that the lake was "well stocked with fish, [and] was a great duck hunting ground until the City fathers sought to improve it by putting in drains and drying it up." The article goes on to describe the lower end of the slough as "filled with hazel brush, plum bushes and other small trees….and was a great playground for the youth of the city." Recreation continues around the drain (though there is no fishing or swimming) at Unicorn Park between 3rd Avenue and 5th Avenue North.

Demographics

Population

There are approximately 880 people living in the Unicorn Park neighborhood according to 2009 Census data[1]. Households in Unicorn Park are comparable to the City as a whole – the average household size in Unicorn Park is 2.07 people (2.00 for the City). Diversity in Unicorn Park in 2009 was considerably greater than the rest of the City – roughly 25 percent of the neighborhood is considered non-white,[2] compared to 8 percent in the City of Fargo. Interestingly, over 75 percent of the population is male, compared to 50 percent within the City.

Age



The Unicorn Park area has a slightly smaller school age population than the City - 18 percent of area residents are age 17 or younger; the figure is 19 percent citywide.

However, the neighborhood has more households with school age children. 36 percent of the households in the Unicorn Park area have children under the age of 18, while 24 percent of the City's households have school age children.

College age students (18-21 years) make up 7 percent of the neighborhood population (14 percent of the city's population). Less than 2 percent of Unicorn Park residents are over age 65 whereas nearly 10 percent of Fargo's residents fall into that category.

Income

In 2009 the median household income in the Unicorn Park neighborhood was $38,646 per year, nearly matching the City's median household income of $38,921. This is a marked increase since 2000, when the median income of a Unicorn Park household was nearly $12,000 less than that of Fargo households in general.

25 percent of Unicorn Park households report income from Social Security, while 7 percent receive income from retirement sources. Receipt of retirement income is similar to the City's rate of 10 percent, while Social Security income is significantly higher than Fargo's rate of 17 percent. The Unicorn Park neighborhood rate of residents earning income from wages or salary is 88 percent, compared to the City's rate of 85 percent.

Current information on the neighborhood's poverty rate could not be determined from 2009 Census data. According to the 2000 Census, 15 percent of the neighborhood's households

[1] The source for all the demographic data presented in this document, unless otherwise noted, is the 2005-2009 American Community Survey published by the U.S. Census Bureau. Unicorn Park's demographics are approximated by using the boundaries of the Census Tract 6, block group 3.
[2] "Non-white" includes the following Census categories on race: Black or African American, Asian, American Indian or Alaska Native, Some other race, Two or more races.

had incomes below the poverty level in 1999.[3] Similar statistics from the 2000 Census for the City as a whole indicate a citywide poverty rate just under 12 percent, rising to over 16 percent in 2009.

Employment

The following labor statistics are based on the 2000 Census, as labor data was not available in the 2009 American Community Survey at the block group level. In 2000, 78 percent of Unicorn Park residents over age 16 were considered to be "in the labor force"; this compared to 75 percent citywide. The unemployment rates for the Unicorn Park neighborhood were considerably higher than the rest of the City, at 10 percent. This compares to an unemployment rate of only 3 percent in Fargo.

When looking at residents' occupations, the Unicorn Park labor force is fairly evenly divided between the various types of occupational categories, although Service occupations are dominant.

Occupations	Unicorn	City
Management / Professional Business, Computer, Architecture, Legal, Education, Arts, Healthcare practitioners and tech	13%	34%
Service Healthcare support, police/fire, Food prep/serving, Maintenance, Personal care	29%	15%
Sales Sales, Office/admin support	18%	31%
Construction / Maintenance Construction and related, Installation and repair related occ	20%	7%
Production / Transportation Production, Material moving and Transportation (aircraft control, motor vehicle operator and railroad occ)	19%	11%

Source: 2000 Census

[3] The poverty threshold in 1999 for a family of four was $17,029 as established by the U.S. Department of Health and Human Services (http:// http://www.census.gov/prod/2003pubs/c2kbr-19.pdf), last revised May 2003. Poverty status is determined by adjusting total family income by family size.

Unicorn Park residents are employed in a variety of industries, with a much higher percentage of workers in Arts/Entertainment/Recreation, Construction and Manufacturing than the City as a whole. The single highest employment industry in the Unicorn Park neighborhood is Health care and Social Assistance services at 16 percent (citywide, 14 percent of workers are employed in this industry).

Industry	Unicorn	City
Agriculture	0%	1%
Construction	13%	6%
Manufacturing	15%	8%
Wholesale Trade	2%	5%
Retail Trade	6%	15%
Transportation and Warehousing	0%	4%
Information	2%	3%
Finance, Insurance and Real Estate	0%	9%
Professional, Scientific, Management	8%	9%
Educational, Health and Social services	24%	24%
Arts, Entertainment, Recreation, Accommodation and Food services	18%	10%
Other services	10%	5%
Public Administration	2%	3%

Source: 2000 Census

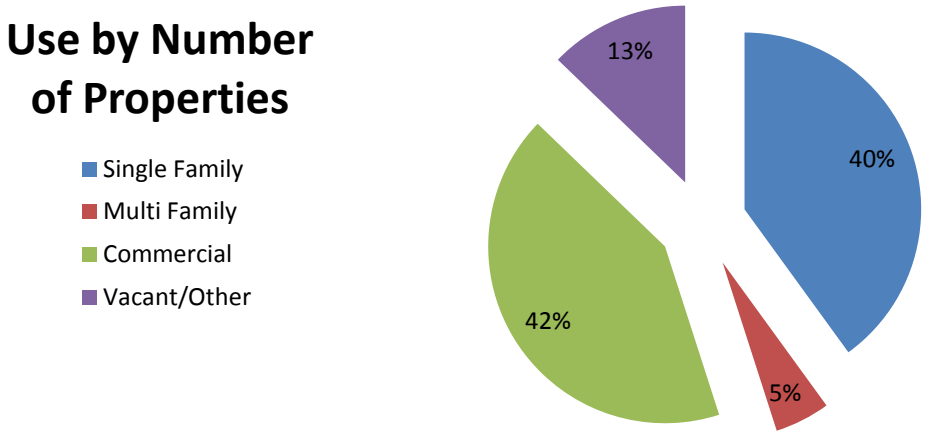
Land Use and Housing

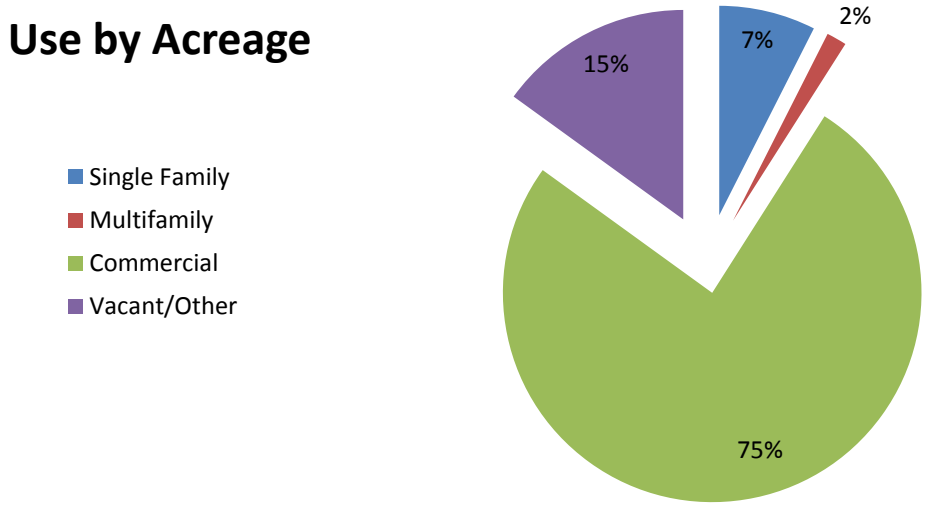
Use of Space

The Unicorn Park neighborhood is a unique mix of Single Family and Commercial uses, located between downtown Fargo and the primarily residential Madison neighborhood.

There are approximately 350 housing units in the Unicorn Park neighborhood, with 40 percent of them being owner-occupied.

The housing stock is dominated by single family detached homes (40 percent of all properties), with a few duplexes, triplexes, conversions, and apartment buildings scattered throughout. (See land use map in the Appendix) While housing makes up a significant proportion of properties in the neighborhood, the charts below demonstrate the dominance of commercial property when measured by acreage.





Homeownership

59 percent of the Unicorn Park neighborhood's housing units are owner-occupied. This percentage is significantly higher than the overall rate of homeownership in the City, which was 43 percent in 2009. Vacancy rates were not available using 2009 data, but nine percent of the parcels in this area were vacant in 2000, compared to the City's five percent vacancy rate in the same period.

Property Value

The 2009 median value of single family detached homes in the neighborhood was $86,700. The City median was $140,100. These median values reflect significant increases since 2000 estimates, at 191 percent for Unicorn Park and 140 percent for the City in general. The total value of residential property in the Unicorn Park area in 2009 was approximately $9,319,500.

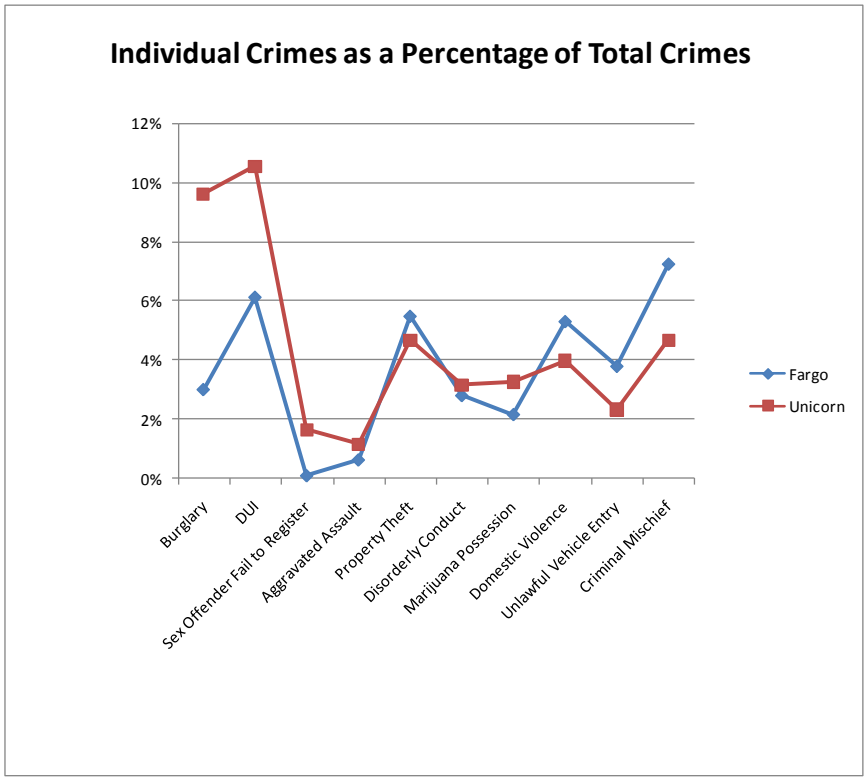
Other Characteristics

Neighborhood Organizations

The Madison and Roosevelt Parent-Teacher Associations are active in maintaining the schools' status as an asset to families in the neighborhood. In addition, there is an informal but very active group of Unicorn Park neighbors that meet regularly to discuss important issues. Based on the enthusiasm demonstrated by participants in this planning process, there is a definite sense of community in Unicorn Park. While there are currently no formal neighborhood association or community watch groups, they are likely to form once the planning process is complete.

Crime statistics

Crime in the City of Fargo is relatively low. In fact, it is the lack of violent crime that often helps Fargo earn a high ranking when national research projects determine quality of life ratings. The chart below reveals rates of particular types of crime in the neighborhood compared to the City as a whole. For example, the chart shows that burglaries and DUIs make up a higher percentage of total crimes in the neighborhood than the City generally.



School statistics

The drain at Unicorn Park serves as a boundary line between children who attend Madison and Roosevelt elementary schools. According to the 2000 Census, 100 percent of school age children in the neighborhood attend public school and none attend private school. In the City as a whole, 11 percent of students attend a private school.

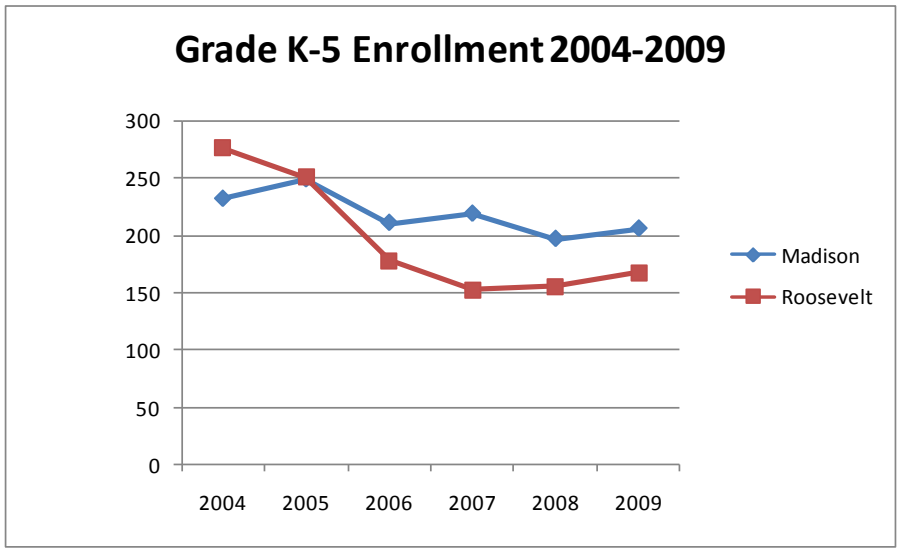
Madison Elementary School is just northwest of Unicorn Park, in the Madison Neighborhood. In 2011, 202 students were enrolled in Madison, grades 1-5:

- Kindergarten – 31
- 1st grade – 40
- 2nd grade – 28
- 3rd grade – 28
- 4th grade – 38
- 5th grade – 37

Roosevelt Elementary School is located northeast of Unicorn Park. In 2011, 327 students were enrolled in Roosevelt, grades 1-5:

- Kindergarten – 66
- 1st Grade – 62
- 2nd grade – 50
- 3rd grade – 48
- 4th grade – 57
- 5th grade – 44

The following chart shows the enrollment history of the two schools. Both have seen a decrease in enrollment from 2004 to 2009, which is also occurring in other North-side schools in Fargo.



Goals, Objectives, Strategies

Strategic planning is a problem-solving approach that divides a large complex project into manageable parts: goals, objectives and strategies. This organization of ideas allows the implementers of the plan to measure their progress on the way to achieving the ultimate goal – the vision.

The plan outlines three goals that are designed to help achieve the vision for this neighborhood. All of the goals focus, in some way or another, on the costs and benefits of living in an established neighborhood. Objectives are used to further define the goals; strategy statements help define the path that must be taken to make the goals and objectives a reality.

Unicorn Park is a unique, affordable and close-knit neighborhood that wants to nurture and maintain strong neighborly relations, pride in home and business ownership, encourage the safety of its residents and increase the dialogue between neighbors and social service organizations located in the area.

Goal 1: Safety.

Increase neighborhood safety by working with the City on infrastructure needs and with neighbors to encourage greater observation of street activity.

The safety of the neighborhood came up as a recurring theme during the planning process. Neighbors are concerned about criminal activity and physical conditions in the area that may serve as a catalyst for it. Neighbors feel it is critical to improve and increase regular communication with Police and City government while making sure that the neighbors themselves are working together to create a safer living environment.

Objective A <u>Crime deterrence</u>. Work together to decrease the rate of criminal activity.

1. Coordinate efforts with neighbors, the City and the power company to address the lack of lighting in alleyways. Alleyways appear to be a default pedestrian walkway for many, and the addition or repair of lighting could decrease the cover under which much of the criminal activity occurs.
2. Explore ways to decrease foot traffic in alleyways by maintaining sidewalks and creating pedestrian corridors and connections as appropriate. Encouraging timely snow removal from sidewalks may prove helpful.
3. Address the lack/quality of street lighting.
4. Explore creative ways to deter theft and other criminal activity.
5. Enhance communication with Police, especially when a crime is occurring. Communication about when and where a crime is taking place could help the Police Department pinpoint problem areas, and result in beneficial target enforcement and increased patrols.
6. Start a neighborhood webpage where concerns can be posted and discussed among the group.
7. Encourage the upkeep of ill-maintained and blighted properties. For a variety of reasons, a property owner may be unable perform basic maintenance tasks, and assistance from neighbors may be required.
8. Increase communication with neighborhood social service agencies to create a stronger bond with neighbors through dialogue and information exchange.
9. Initiate a Neighborhood Watch program.

Objective B Neighborhood Safety. Initiate activities that increase safety and the feeling of safety in the neighborhood, night and day.

1. Work to increase the number of families with children. Children and families are seen as integral to vibrant, safe neighborhoods. Neighbors should work with the City to create kid-friendly amenities, and communicate these to realtors.
2. Decrease traffic speed in many areas, particularly truck traffic along 3rd Avenue. Redirect truck traffic to the posted truck route along 1st Avenue.
3. Perform a walkability study to determine where safety improvements to vehicle and pedestrian corridors can be made.
4. Work with the City of Fargo to address animal control issues when necessary.

Goal 2: Housing and Built Structures

Improve the appearance and upkeep of homes and other structures.

A neighborhood having well-maintained homes and structures has a greater chance of attracting new residents, and becoming a place where existing residents truly look forward to coming home to. It is hoped that by coordinating efforts between neighbors and City resources to improve the appearance of the built environment, the "domino effect" of property improvement (i.e. one improvement leads a neighbor to make improvements, and so on) will take hold.

Objective A — Property Maintenance. Enhance the general appearance of the neighborhood through increased property maintenance.

1. Increase homeownership and the number of single family units in the neighborhood.
2. Create a list of general maintenance guidelines that property owners can use as a tool for making improvements benefiting the property itself as well as the neighborhood surrounding it.
3. Initiate property clean-up initiatives that emphasize the benefits of well-maintained property.
4. Address the health and safety issues of owner-occupied problem properties. Existing codes and regulations should be enforced where necessary.
5. Consider the creation of a neighborhood cooperative work group to assist in the maintenance of homes whose owners may be unable (i.e. due to temporary disability or loss of income due to unemployment) to make improvements.
6. Actively encourage the rehabilitation and continued maintenance of rental and owner-occupied housing by providing information and advice on the responsibilities of home maintenance, by connecting lower income property owners with resources that may be available to help them rehabilitate their properties, and by encouraging property owners to take advantage of city-sponsored housing rehab programs.
7. Collaborate with area realtors to promote the Neighborhood Association (and the associated benefits of the organization to the neighborhood) as a selling point for families seeking housing in the area.
8. Consider developing a program that would train volunteers to evaluate exterior code violations (citizen code inspectors).

9. Evaluate City Codes to strengthen the City's ability to enforce property-related laws, where needed (zoning, building codes, nuisance regulations, etc).

Objective B

Maintenance of home affordability. General home affordability is seen as an attraction to the neighborhood. Efforts should be made to make sure that a balance is struck between home affordability and future neighborhood development that may result as the potential for the improvements seen in the downtown spread to this area.

1. Promote the neighborhood as an excellent place for first-time home ownership opportunities.
2. Coordinate efforts with the Downtown Neighborhood Association and the City to ensure future development that considers the interests of all neighborhood residents.

Goal 3: Quality of Life

Enhance the general quality of life in the neighborhood.

On the face of it, "quality of life" appears to be a fairly general term, and one that is difficult to define. But quality of life issues often permeate discussions of how a neighborhood can be improved, and existing positive traits enhanced. The Unicorn Park residents hope to enhance their quality of life within the neighborhood through a variety of efforts, including maintenance and improvements to parks, streets, sidewalks and other public spaces.

Objective A — Parks. Continue to maintain and utilize parks for the use and enjoyment of all neighborhood residents.

1. Work with the Fargo Parks District to encourage summer/winter programming at Unicorn Park.
2. Initiate physical improvements to Unicorn Park, including the addition of seating areas, plantings and maintenance/repair of the "warming" house.
3. Utilize existing open space at Unicorn Park for additional plantings that could help create a buffer between play areas and the drain.
4. Create an opportunity for urban agriculture at Unicorn Park. This could generate a relationship between clients at Centre, Inc and the neighborhood. Gardening could become part of the Center's programming for clients who wish participate.
5. Increase communication with the Fargo Parks District regarding Unicorn and Cannonball Parks.
6. Make improvements to Cannonball Park so that it can be utilized by residents of all ages, not just young children. The existing shelter is currently underutilized an in disrepair, and should be removed.

Objective B — Walkability. Take action that will increase the walkability of the neighborhood, and address specifically the safety of pedestrians.

1. Improve sidewalk conditions in areas of disrepair.
2. Address the need for well-marked crosswalks on 7th Avenue North.
3. Perform a Walkability Study to determine where improvements can be made.
4. Improve condition of bus stops and encourage shelters where needed.

Objective C Neighborhood Improvement and Development. Initiate general improvements and activities that will benefit the neighborhood as a whole, and create an environment in which neighbors' voices can be heard when discussions concerning future growth and development take place.

1. Develop a neighborhood organization in an effort to band neighbors together and work collaboratively on neighborhood issues.
2. Work to extend the whistle-free zone west of the 7th Avenue North and 15th Street intersection.
3. Work with the street department to improve avenue street parking rules, especially during storms where snow removal is required.
4. Address the impact that noise from semi-trucks has on residential properties, primarily along the area's major streets. Consider putting up noise control signs and/or creating an ordinance that deals specifically with semi-truck noise near residential areas.
5. Enforce parking and abandoned vehicle violations in both public streets and alleys.
6. Consider the placement of neighborhood welcome signs, similar to what has been done in the Roosevelt and Hawthorne neighborhoods. The signs would serve to better establish neighborhood boundaries, welcome visitors and create a sense of place within the larger community.
7. Prioritize alleyway improvements where necessary. Improvements may include paving or increasing regularly scheduled maintenance.
8. Work with the street department to evaluate the feasibility of general street improvements where required.

Plan Recommendations

The recommendations outlined in this plan are advisory to the City's decision-making bodies. While the policy guidance is clear, the actual implementation of this plan will be driven by the allocation of staff and/or resources to the development of specific items. Many of the recommendations listed below will require further study and additional public comment. The suggested timeline organizes strategies into short-term, mid-term and long-term recommendations. It also identifies the most logical lead and support agencies for successful implementation of the idea. See Appendix D for a breakdown of Recommendations by Agency.

Key to Agency Abbreviations

DPD	Department of Planning and Development	BI	Building Inspections
NO	Neighborhood Organization	CC	City Commission
ED	Engineering Department	FSB	Fargo School Board
FPD	Fargo Police Department	FPB	Fargo Park Board
HRA	Fargo Housing & Redevelopment Authority	FD	Forestry Department
SWD	Solid Waste Department	FFD	Fargo Fire Department
FSD	Fargo Street Department		

Short-Term Recommendations: 2011 – 2012

Strategy		Lead Responsibility	Support Responsibility
S-A-1	Coordinate efforts with neighbors, the City and the power company to address the lack of lighting in alleyways. Alleyways appear to be a default pedestrian walkway for many, and the addition or repair of lighting could decrease the cover under which much of the criminal activity occurs.	ED	NO
S-A-5	Enhance communication with Police, especially when a crime is occurring. Communication about when and where a crime is taking place could help the Police Department pinpoint problem areas, and result in beneficial target enforcement and increased patrols.	NO	FPD
S-A-6	Start a neighborhood webpage where concerns can be posted and discussed among the group.	NO	
S-A-8	Increase communication with neighborhood social service agencies to create a stronger bond with neighbors through dialogue and information exchange.	NO	
S-A-9	Initiate a Neighborhood Watch Program	NO	FPD, DPD
H-A-3	Initiate property clean-up initiatives that emphasize the benefits of well-maintained property.	NO	SWD, FD, BI
H-A-8	Consider developing a program that would train volunteers to evaluate exterior code violations (citizen code inspectors).	BI	NO
H-A-9	Evaluate City Codes to strengthen the City's ability to enforce property-related laws, where needed (zoning, building codes, nuisance regulations, etc).	NO	BI, DPD, CC
Q-A-1	Work with the Fargo Parks District to encourage summer/winter programming at Unicorn Park.	NO	FPB, FSB
Q-A-3	Utilize existing open space at Unicorn Park for additional plantings that could help create a buffer between play areas and the drain.	FPB	NO, DPD

Strategy		Lead Responsibility	Support Responsibility
Q-A-5	Increase communication with the Fargo Parks District regarding Unicorn and Cannonball Parks.	NO	FPB
Q-C-1	Develop a neighborhood organization in an effort to band neighbors together and work collaboratively on neighborhood issues.	NO	DPD

Mid-Term Recommendations: 2012 – 2014

Strategy		Lead Responsibility	Support Responsibility
S-A-2	Explore ways to decrease foot traffic in alleyways by maintaining sidewalks and creating pedestrian corridors and connections as appropriate. Encouraging timely snow removal from sidewalks may prove helpful.	FSD	NO, DPD
S-A-3	Address the lack/quality of street lighting.	FSD	NO
S-A-4	Explore ways to deter theft and other criminal activity.	NO	FPD
S-A-7	Encourage the upkeep of ill-maintained and blighted properties. For a variety of reasons, a property owner may be unable perform basic maintenance tasks, and assistance from neighbors may be required.	NO	
S-B-2	Decrease traffic speed in many areas, particularly truck traffic along 3rd Avenue. Redirect truck traffic to the posted truck route along 1st Avenue.	FPD	ED, FSD
S-B-3	Perform a walkability study to determine where safety improvements to vehicle and pedestrian corridors can be made.	DPD	NO, ED
S-B-4	Work with the City of Fargo to address animal control issues when necessary.	FPD	NO
H-A-2	Create a list of general maintenance guidelines that property owners can use as a tool for making improvements benefiting the property itself as well as the neighborhood surrounding it.	NO	DPD, BI
H-A-4	Address the health and safety issues of owner-occupied problem properties. Existing codes and regulations should be enforced where necessary.	BI	NO, DPD, FFD
H-A-5	Consider the creation of a neighborhood cooperative work group to assist in the maintenance of homes whose owners may be unable (i.e. due to temporary disability or loss of income due to unemployment) to make improvements.	NO	
H-A-6	Actively encourage the rehabilitation and continued maintenance of rental and owner-occupied housing by providing information and advice on the responsibilities of home maintenance, by connecting lower income property owners with resources that may be available to help them rehabilitate their properties, and by encouraging property owners to take advantage of city-sponsored housing rehab programs .	DPD	NO
H-A-7	Collaborate with area realtors to promote the Neighborhood Association (and the associated benefits of the organization to the neighborhood) as a selling point for families seeking housing in the area.	NO	
Q-A-2	Initiate physical improvements to Unicorn Park, including the addition of seating areas, plantings and maintenance/repair of the “warming” house.	FPB	NO, DPD

Strategy		Lead Responsibility	Support Responsibility
Q-A-4	Create an opportunity for urban agriculture at Unicorn Park. This could generate a relationship between clients at Centre, Inc and the neighborhood. Gardening could become part of the Center's programming for clients who wish participate.	NO	
Q-A-6	Make improvements to Cannonball Park so that it can be utilized by residents of all ages, not just young children. The existing shelter is currently underutilized an in disrepair, and should be removed.	FPB	NO, DPD, FSB
Q-B-2	Address the need for well-marked crosswalks on 7th Avenue North.	FSD	
Q-B-3	Perform a Walkability Study to determine where improvements can be made.	DPD	NO, ED
Q-B-4	Improve condition of bus stops and encourage shelters where needed.		
Q-C-3	Work with the street department to improve avenue street parking rules, especially during storms where snow removal is required.	FSD	NO
Q-C-5	Enforce parking and abandoned vehicle violations in both public streets and alleys.	FPD	

Long-Term Recommendations: 2014 - 2018

Strategy		Lead Responsibility	Support Responsibility
S-B-1	Work to increase the number of families with children. Children and families are seen as integral to vibrant, safe neighborhoods. Neighbors can work with the City to create kid/family-friendly amenities, and communicate these to realtors.	NO	
H-A-1	Increase homeownership and the number of single family units in the neighborhood.	DPD	CC
H-B-1	Promote the neighborhood as an excellent place for first-time home ownership opportunities.	NO	DPD
H-B-2	Coordinate efforts with the Downtown Neighborhood Association and the City to ensure future development that considers the interests of all neighborhood residents.	NO	DPD
Q-B-1	Improve sidewalk conditions in areas of disrepair.	FSD	DPD
Q-C-2	Work to extend the whistle-free zone west of the 7th Avenue North and 15th Street intersection.	ED	DPD, NO, FSD, CC
Q-C-4	Address the impact that noise from semi-trucks has on residential properties, primarily along the area's major streets. Consider putting up noise control signs and/or creating an ordinance that deals specifically with semi-truck noise near residential areas.	NO	DPD, FSD, CC
Q-C-6	Consider the placement of neighborhood welcome signs, similar to what has been done in the Roosevelt and Hawthorne neighborhoods. The signs would serve to better establish neighborhood boundaries, welcome visitors and create a sense of place within the larger community.	NO	DPD, ED
Q-C-7	Prioritize alleyway improvements where necessary. Improvements may include paving or increasing regularly schedule maintenance.		
Q-C-8	Work with the street department to evaluate the feasibility of general street improvements where required.	FSD	DPD, ED

Recommendations by Agency

The following tables list this plan's recommendations by agency of lead responsibility (noted in the third column of each table; the fourth column lists agencies with "supporting responsibility"). There are three types of recommendation: short-term, mid-term, and long-term. A label in the first column identifies each recommendation. The labels for the short-term recommendations are in a regular font, the labels for the mid-term recommendations are shaded in gray, and the labels for the long term recommendations are printed in **bold type**.

Neighborhood Organization		Support Responsibility
S-A-5	Enhance communication with Police, especially when a crime is occurring. Communication about when and where a crime is taking place could help the Police Department pinpoint problem areas, and result in beneficial target enforcement and increased patrols.	FPD
S-A-6	Start a neighborhood webpage where concerns can be posted and discussed among the group.	
S-A-8	Increase communication with neighborhood social service agencies to create a stronger bond with neighbors through dialogue and information exchange.	
S-A-9	Initiate a Neighborhood Watch Program	FPD, DPD
H-A-3	Initiate property clean-up initiatives that emphasize the benefits of well-maintained property.	SWD, FD, BI
H-A-9	Evaluate City Codes to strengthen the City's ability to enforce property-related laws, where needed (zoning, building codes, nuisance regulations, etc).	BI, DPD, CC
Q-A-1	Work with the Fargo Parks District to encourage summer/winter programming at Unicorn Park.	FPB, FSB
Q-A-5	Increase communication with the Fargo Parks District regarding Unicorn and Cannonball Parks.	FPB
Q-C-1	Develop a neighborhood organization in an effort to band neighbors together and work collaboratively on neighborhood issues.	DPD
S-A-4	Explore ways to deter theft and other criminal activity.	FPD
S-A-7	Encourage the upkeep of ill-maintained and blighted properties. For a variety of reasons, a property owner may be unable perform basic maintenance tasks, and assistance from neighbors may be required.	
H-A-2	Create a list of general maintenance guidelines that property owners can use as a tool for making improvements benefiting the property itself as well as the neighborhood surrounding it.	DPD, BI
H-A-5	Consider the creation of a neighborhood cooperative work group to assist in the maintenance of homes whose owners may be unable (i.e. due to temporary disability or loss of income due to unemployment) to make improvements.	
H-A-7	Collaborate with area realtors to promote the Neighborhood Association (and the associated benefits of the organization to the neighborhood) as a selling point for families seeking housing in the area.	
Q-A-4	Create an opportunity for urban agriculture at Unicorn Park. This could generate a relationship between clients at Centre, Inc and the neighborhood. Gardening could become part of the Center's programming for clients who wish participate.	
S-B-1	Work to increase the number of families with children. Children and families are seen as integral to vibrant, safe neighborhoods. Neighbors can work with the City to create kid/family-friendly amenities, and communicate these to realtors.	
H-B-1	Promote the neighborhood as an excellent place for first-time home ownership opportunities.	DPD

H-B-2	Coordinate efforts with the Downtown Neighborhood Association and the City to ensure future development that considers the interests of all neighborhood residents .	DPD
Q-C-4	Address the impact that noise from semi-trucks has on residential properties, primarily along the area's major streets. Consider putting up noise control signs and/or creating an ordinance that deals specifically with semi-truck noise near residential areas .	DPD, FSD, CC
Q-C-6	Consider the placement of neighborhood welcome signs, similar to what has been done in the Roosevelt and Hawthorne neighborhoods. The signs would serve to better establish neighborhood boundaries, welcome visitors and create a sense of place within the larger community.	DPD, ED

Department of Planning and Development		**Support Responsibility**
S-B-3	Perform a walkability study to determine where safety improvements to vehicle and pedestrian corridors can be made.	NO, ED
H-A-6	Actively encourage the rehabilitation and continued maintenance of rental and owner-occupied housing by providing information and advice on the responsibilities of home maintenance, by connecting lower income property owners with resources that may be available to help them rehabilitate their properties, and by encouraging property owners to take advantage of city-sponsored housing rehab programs .	NO
Q-B-3	Perform a Walkability Study to determine where improvements can be made to connections with Downtown and other parts of the City. The study could be performed to determine other ways to encourage walking/bicycling, and to improve the general environment for pedestrians.	NO, ED
H-A-1	Increase the number of single family units in the neighborhood.	CC

Engineering Department		**Support Responsibility**
S-A-1	Coordinate efforts with neighbors, the City and the power company to address the lack of lighting in alleyways. Alleyways appear to be a default pedestrian walkway for many, and the addition or repair of lighting could decrease the cover under which much of the criminal activity occurs.	NO
Q-C-2	Work to extend the whistle-free zone west of the 7th Avenue North and 15th Street intersection.	DPD, NO, FSD, CC

Building Inspections Department		**Support Responsibility**
H-A-8	Consider developing a program that would train volunteers to evaluate exterior code violations (citizen code inspectors).	NO
H-A-4	Address the health and safety issues of owner-occupied problem properties. Existing codes and regulations should be enforced where necessary.	NO, DPD, FFD

Fargo Park Board		**Support Responsibility**
Q-A-3	Utilize existing open space at Unicorn Park for additional plantings that could help create a buffer between play areas and the drain.	NO, DPD
Q-A-6	Make improvements to Cannonball Park so that it can be utilized by residents of all ages, not just young children. The existing shelter is currently underutilized an in disrepair, and should be removed.	NO, DPD, FSB
Q-A-2	Initiate physical improvements to Unicorn Park, including the addition of seating areas, plantings and maintenance/repair of the "warming" house.	NO, DPD

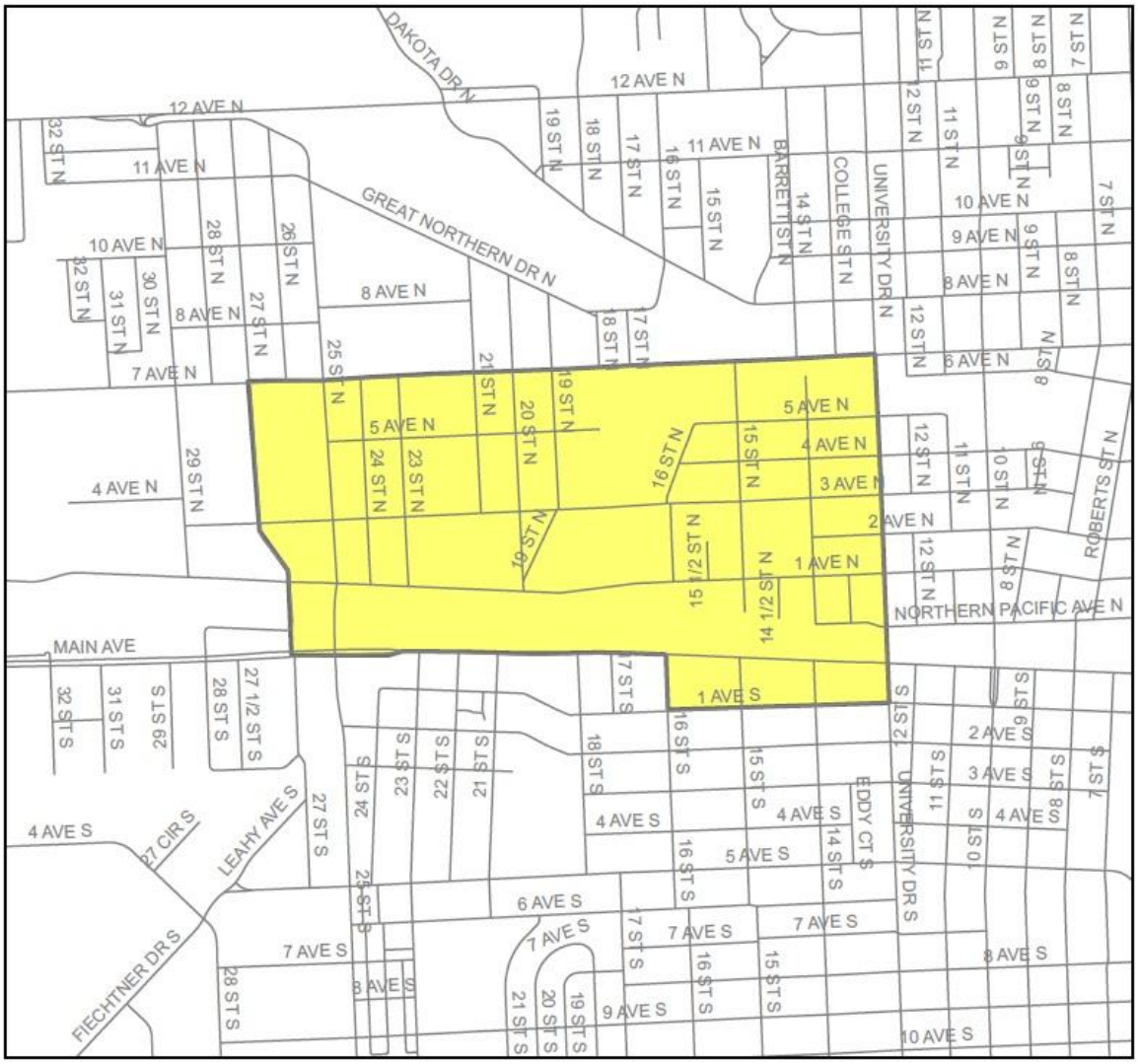
Fargo Police Department		Support Responsibility
S-B-2	Decrease traffic speed in many areas, particularly truck traffic along 3rd Avenue. Redirect truck traffic to the posted truck route along 1st Avenue.	ED, FSD
S-B-4	Address the problem of cat over-population.	
Q-C-5	Enforce parking and abandoned vehicle violations in both public streets and alleys .	

Fargo Street Department		Support Responsibility
S-A-2	Explore ways to decrease foot traffic in alleyways by maintaining sidewalks and creating pedestrian corridors and connections as appropriate. Encouraging timely snow removal from sidewalks may prove helpful.	NO, DPD
S-A-3	Address the lack/quality of street lighting.	NO
Q-C-3	Clarify and improve avenue street parking rules, especially during storms where snow removal is required.	NO
Q-B-2	Address the need for well-marked crosswalks on 7th Avenue North.	FSD
Q-B-1	Improve sidewalk conditions in areas of disrepair.	DPD
Q-C-7	Prioritize alleyway improvements where necessary. Improvements may include paving or increasing regularly scheduled maintenance.	DPD, ED
Q-C-8	Work with the street department to evaluate the feasibility of general street improvements where required.	ED

APPENDIX: Maps

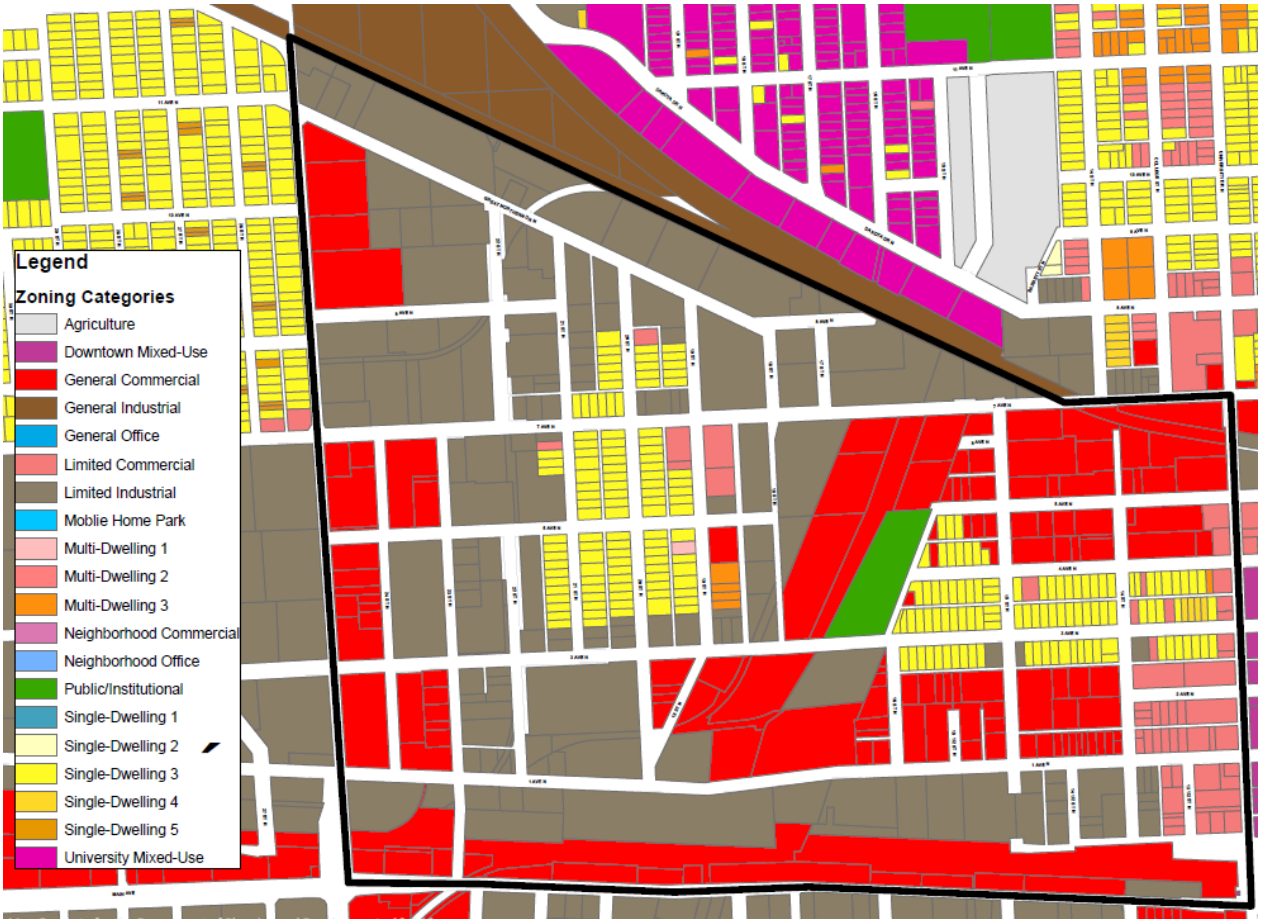
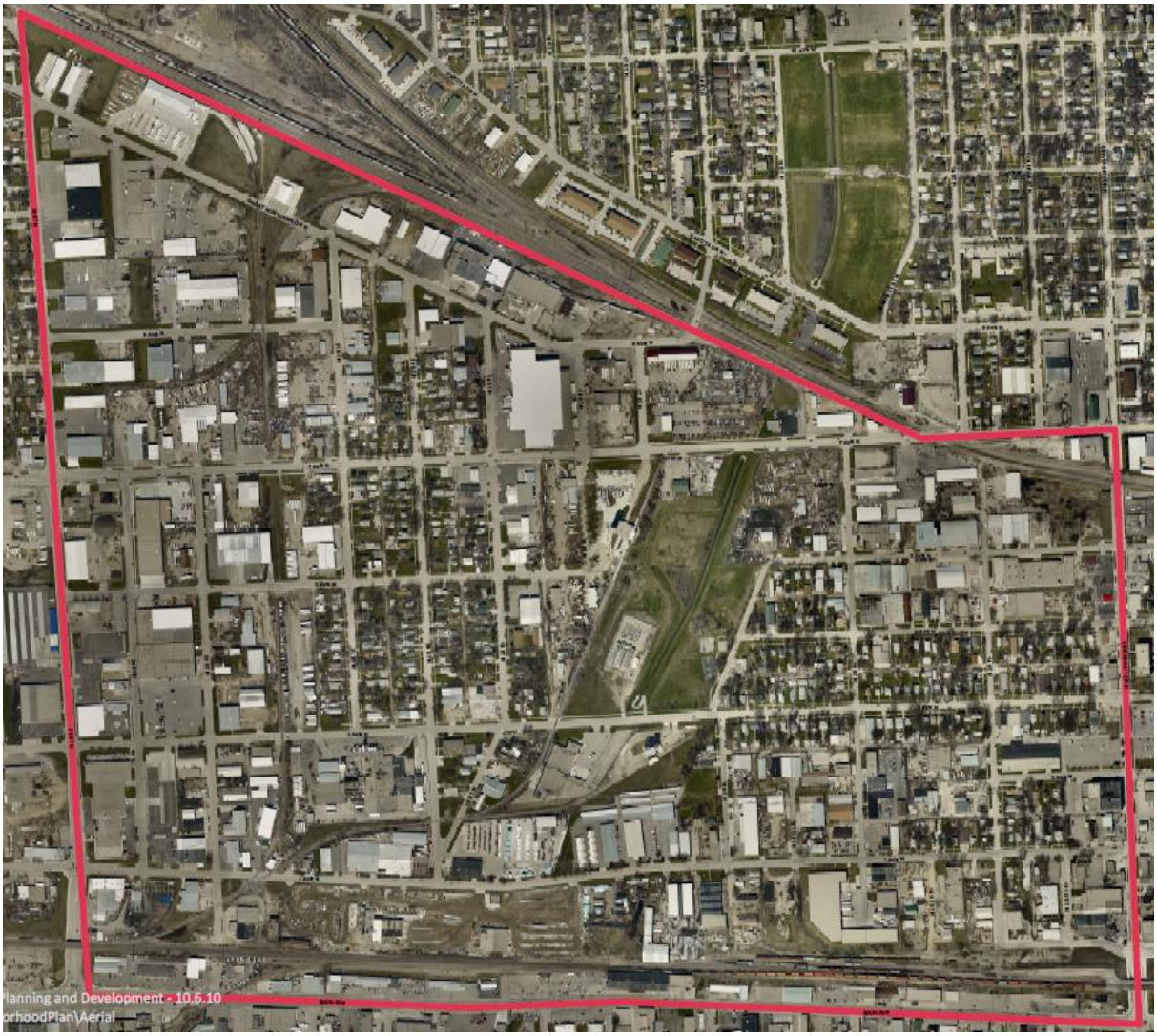
Map 1	Census Boundaries
Map 2	2010 Land Use
Map 3	2010 Zoning
Map 4	Aerial

Map 1: Census Boundary – Census Tract 6, Block Group 3



Map 2: 2010 Land Use

Map 3: 2010 Zoning



Map 4: Aerial