

Comprehensive Policy Plan
"Working Spaces"

Policy Letter 105: Coordination of Public Actions Through Prioritization of Commercial/Industrial Space

BACKGROUND:

As has been a problem in the past, commercial land has been improved at a greater rate than can be absorbed or used. Public actions that generally support and assist in this improvement process are City financed improvements, tax abatements, tax increments, a county loan pool, accelerated permits and other actions. A possible approach to limiting this practice of improving land at a greater rate than can be absorbed may be through establishing priority criteria for determining which commercial/industrial space receives public actions first.

POLICY STATEMENT:

The City of Fargo should approve public guidelines for the improvement of commercial/industrial space based on that land's ability to meet criteria established for priority classification*. A balance between the rate of absorption and public assisted improvements of commercial/industrial space should be maintained to maximize the use of appropriate public actions.

Priority I

- * currently designated for commercial/industrial use.
- * within the City limits.
- * improvements existing, adjacent or easily accessible.

Priority II

- * currently designated for commercial/industrial use.
- * outside but adjacent to the City limits.
- * improvements are readily accessible and can be provided simultaneously with the development or project.

Priority III

- * currently designated for commercial/industrial.
- * not adjacent to the City limits.
- * access to services and improvements are remote (1,320 feet).

Priority IV

- * not currently designated for commercial/industrial use.
- * not adjacent to the City limits.
- * more than remote from services and improvements.

CONCLUSION:

The trend of improving commercial/industrial space at a faster rate than can be absorbed should be discouraged and more focus should be placed on coordinated efforts for private and public actions. Measures must be established to keep commercial/industrial space from becoming a tax detriment or inappropriate space.