

Comprehensive Policy Plan  
"Working Spaces"

Policy Letter 113: Condition of the Periphery of the Downtown

**BACKGROUND:**

The periphery of downtown Fargo, like most cities, consists of the remnants of the original city. Some of it is the original industrial structures, but most of it is what remains of the original housing. Because of its age, proximity to downtown, and varying status of ownership, and varying degree of maintenance, these properties are very vulnerable to adverse pressures.

Generally speaking, it is considered very good to have a wide range of housing choices available in and around the Central Business District. Fargo has been very fortunate that a lot of the older housing near the downtown remains in good physical condition. Also the City has enjoyed some very fine housing related redevelopment and housing conversion projects in around the downtown area. Nevertheless, there does remain sizable areas of older housing whose conditions and future may be in doubt. Because of the effect the future of these areas may have on the downtown, it may be of some value to identify these areas and define what planning policy should be with respect to these areas.

**POLICY STATEMENT:**

The City of Fargo should define redevelopment areas in and around the Central Business District (CBD) and categorize\* those areas based on the needs of the neighborhood.

**Redevelopment**

\*areas subject to total redevelopment (commercial uses, higher density housing uses, or a mixture of both).

**Conversion**

\*areas subject to conversion of structures (standards should apply to assure good integration of function and appearance).

**Preservation**

\*areas subject to preservation as the primary guideline (preservation would focus on the physical appearance or use or some combination of both).

**CONCLUSION:**

By adequately considering the role that each area in and around the CBD plays, the image, acceptability and workability of the downtown can be enhanced. The periphery of the Fargo's downtown area is only one aspect of a very complex district, but if neglected it could stop the downtown area from fully meeting its potential.