

Comprehensive Policy Plan
"Working Spaces"

Policy Letter 116: 19th Avenue North - NDSU Land

BACKGROUND:

The 19th Avenue North Corridor from Interstate 29 east to the Fargodome should be preserved for commercial development that is more high technology, as opposed to the traditional commercial and retail uses. It is likely a hotel may someday be constructed along this entrance corridor to the northern half of the community, but development should preserve and enhance the image of Fargo as air and highway travellers enter the community.

North Dakota State University (NDSU) has recently developed an institutional land use development plan that reflects similar ideas for future land use along 19th Avenue North. This plan is oriented to protecting the image of NDSU as a land grant institution, and appears to be very compatible with the idea of high technology land use along the 19th Avenue North Corridor.

POLICY STATEMENT:

The City of Fargo should preserve and enhance the image of Fargo through planned land use development along the 19th Avenue North Corridor from Interstate 29 east to the Fargodome. This corridor should boast high technology research and industrial uses which are compatible with the mission of the University and limit retail and basic service type use.

CONCLUSION:

The 19th Avenue Corridor has limits or restrictions to its use based on air traffic flow to the north on Hector Airport, and with research and agricultural testing to the south. In the early phases of land use development along this corridor, a vision for use must be communicated to the public and support for the development plans should be solidified. Options for commercial and economic development enterprise on the 19th Avenue Corridor can be greatly enhanced through coordinated efforts between NDSU, the Airport, and the City of Fargo. In preserving this northern entrance corridor of Fargo for high technology use, the community is promoting future economic growth plus creating an entrance way that represents a positive image for the area.