

Comprehensive Policy Plan
"Working Spaces"

Policy Letter 117: Northport

BACKGROUND:

The prospect of commercial development adjacent to Broadway north of 25th Avenue North should be limited to a northerly direction. This area referred to as Northport has developed as a commercial or retail center for the north side of Fargo, but has reached maximum development limits to the east, west and south. There may be a temptation in the future to say one more commercial project won't hurt, but at some point, commercial development will de-stabilize the surrounding residential neighborhood.

To protect adjacent residential neighborhoods and to resolve the natural frictions that may occur between mixed use development areas, area plans for Northport should be developed. These plans would guide future development or redevelopment in the area and stabilize the surrounding area in respect to boundaries or limits for commercial development. Commercial development that is compatible and mutually supports the character of the residential neighborhood is encouraged, but development that simply expands this commercial and retail center without limitations must be discouraged.

POLICY STATEMENT:

The City of Fargo should develop area plans for the Northport area that recognize the commercial potential of available land to the north, but with minimal disruption or impact on the character of the adjacent residential neighborhoods.

CONCLUSION:

The Northport area is a critical area of development and meets the service needs of residents extending from the river stretching far and wide. Commercial development should continue along this corridor, but with direction and with purpose. The Northport area may be virtually surrounded by residential use, but by developing an area plan, interests of both land uses can be addressed and hardships or burdens that would normally occur can be avoided or resolved.