

Comprehensive Policy Plan
"Working Spaces"

Policy Letter 118: 13th Avenue South, River to 25th Street

BACKGROUND:

For more than a decade, 13th Avenue South, from the Red River to the West Fargo City limits, has been Fargo's major east-west corridor south of Main Avenue. It has only been in the past few years that the east to west traffic pressure has been reduced slightly due to the improvement of the 32nd Avenue South Corridor and the six laning of Interstate 94. Traffic volume at intersections along the 13th Avenue South corridor has also remained high due in part to the one way intersections at 10th and 13th Street South.

Land use east of Interstate 29 along 13th Avenue South is a combination of retail services and single family housing, while west of Interstate 29, land is virtually all commercial use. From the Red River to the intersection of 13th Avenue South and 10th Street South, the single family housing should be preserved and maintained. To the west of 10th Street, land use changes should be allowed to reduce the traffic friction with homes. To the west of Interstate 29, the 13th Avenue South Corridor was described as probably being as good as can be in respect to land use.

POLICY STATEMENT:

Land use decisions on 13th Avenue South between the River and 21st Street should strive to achieve a higher level of compatibility between the land use and traffic characteristics. Three strategies have been identified that would support this goal:

- *Zoning and street construction decisions should attempt to preserve the character of the neighborhood.**
- *Any proposals to change the land use in this area should be very sensitively integrated so that the character of the neighborhood is preserved.**
- *Major changes in land use or street design that cannot be integrated in a way that would preserve the character of the neighborhood should require the acquisition of the continuous and cohesive properties that would be affected by the change.**

CONCLUSION:

By encouraging change to land use adjacent to 13th Avenue South between 10th Street South and approximately 21st Street South much of the friction between traffic flow and houses can be reduced. This strategy along with programming means to reduce the traffic volume on 13th Avenue South, and possibly acquiring properties along the corridor will assist in reducing friction and preserving the residential character of the neighborhood.