

Comprehensive Policy Plan  
"Working Spaces"

Policy Letter 121: 45th Street West Corridor

**BACKGROUND:**

As land use development continues within Fargo to the south and southwest it was essential for a new north - south corridor to develop. 45th Street West started years ago as a two lane section line road and is rapidly developing and expanding as a major arterial street, linking all commercial development west of West Acres and serving the entire community as a bypass entrance to the north and to the south.

As a major arterial street, planning for development projects adjacent to it and also for the corridor expansion or improvements is key. Congestion around key intersections such as 32nd Avenue South, 13th Avenue South, and Main Avenue, plus friction between traffic and adjacent commercial and industrial use must be addressed through appropriate traffic planning. Additionally, corridor planning should be sensitive to the residential development south of 32nd Avenue South and north of 19th Avenue North.

**POLICY STATEMENT:**

The City of Fargo should identify the development of the 45th Street corridor as strategically important to the land use planning of the West Side of the City. Planning for this corridor must consider several key objectives\* at the same time.

\*preservation of its traffic potential by providing adequate right-of-way for avoiding circulation conflicts.

\*careful integration with the residential area north of 19th Avenue North and south of 32nd Avenue South.

\*access and service to the commercial area between 19th Avenue North and 32nd Avenue South.

**CONCLUSION:**

Problems or friction that can be avoided or worked around must be identified in the early development of the 45th Street West Corridor. Just as University Drive developed on Fargo's East Side and 25th Street developed as a Center City north - south corridor, the 45th Street West Corridor is serving Fargo's traffic demands on the West Side. The challenge for planners is to balance traffic friction related to the adjacent use on this corridor along with developing this corridor to the fullest potential.