Comprehensive Policy Plan
"Special Issues"

Policy Letter 404: **Maintenance of the City Core**

BACKGROUND:
Relative to many other cities our size and age, the overall condition of the downtown area is very good. This can be traced to many private investment projects in the downtown, particularly the financial institutions. Also, there has been a long and almost continuous series of redevelopment decisions and investments made from the public. Because of the above activities and the continuing work of interest groups like the Downtown Business Association (DBA) and the Fargo Chamber of Commerce, the image of downtown remains strong.

What is the public expectation for and hope for the downtown? Incentives should be programmed to protect and reinforce downtown activities, and to bring development cost in the downtown area in line with the development cost on the edge of town. In the final analysis, the underlying question relating to the downtown is what role does the downtown play in the image and identification of the City of Fargo? The answers to these questions will guide public decisions that are made which have a bearing on the future of the maintenance of the City Core.

POLICY STATEMENT:
The City of Fargo should target the City Core with incentives to ensure that development of this area is economically feasible. A balanced targeting of incentives is required between the City Core and the fringe areas of Fargo.

CONCLUSION:
Failure to maintain the electrical, mechanical, and circulation systems of aging structures may render a building almost without value or use. Additionally, some properties in the downtown area can have elements of obsolescence. This obsolescence can be a liability to itself, and sometimes to adjoining properties, as a result of the visual image relationship that results.

The justification to support the maintenance of the City Core can be further magnified. Most of the benefit of public financing of infrastructure and federal funds to corridor development usually goes to the fringe or growth areas of the City, causing further deterioration to the City Core.

* See also Policy 210