

There is a lot of parking, but it is primarily located in private lots. Most of these lots are blocked off to non-employees during the evening hours

Strong Downtown Core (Broadway Avenue), but disparate physical characteristics (steel canopy, open parking lots, no streetscape)

Very few vacant buildings in the Downtown, many underutilized spaces; lease rates are low; difficult to find housing sites on the periphery that will still have a connection to the Core; development of housing in buildings located in the core will require a target market that is attracted to a very urban environment

Many underutilized historic buildings; potential for substantial character and charm

Plains Art Museum and the Courthouse are a focal point for the Downtown

LEGEND

- Buildings on Historic Register
- Significant Historic Buildings
- Cultural Facilities
- Rail Road R.O.W.
- Downtown Historic District
- Significant Historic District
- Public Parks/ Open Space

Information provided by
1996 City of Fargo Downtown Area Plan
April 2000 (in Volume 4237 Subarea)



Downtown area as designated by the City is large; need to focus on a more succinct physical space

Roadways separate the Downtown from the River. River is underutilized as an amenity

Underutilized Municipal Plaza

No public gathering area or amenity in the Downtown, except for the Municipal Plaza

Railroads present a physical barrier to pedestrians and vehicles

Noise pollution (whistle blasts and vibration of nearby buildings) is a deterrent to both businesses and residents in the Downtown

Small retail area at Main Avenue and 8th Street could take on a character of its own

Island Park is disconnected from the Downtown Core

Cultural Uses: Theater and Farmers Market are separated from the Downtown Core and therefore do not contribute to urban vitality

Issues

Downtown Redevelopment Framework Plan

