



Community Development Department

RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
February 13, 2020

David J. Blackstead Meeting Room 4:00 p.m. City-County Office Building

Item No. Page No.

MINUTES

- 1. Consider approval of the minutes of the January 9, 2020 regular meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

- 2. Continued PUBLIC HEARING: The Grove Multi-family Residential (formerly Lander Group West Project)
Renaissance Zone | RZ2019-005
Staff recommendation: Approve [] approve [] continue [] table [] deny
3. Continued PUBLIC HEARING: Renaissance Lofts Multi-family Residential (formerly Lander Group East Project)
Renaissance Zone | RZ2019-006
Staff recommendation: Approve [] approve [] continue [] table [] deny
4. "Standing for Us All" Public Art Photograph
Downtown Design Review | DDR2020-001
Staff recommendation: Approve [] approve [] continue [] table [] deny



5. Ten on Main Façade Rehabilitation

- Downtown Design Review | DDR2020-002 38

Staff recommendation: Approve approve continue table deny

OTHER BUSINESS

- 6. Discussion about Potential Renaissance Zone Boundary Expansion to North Bismarck
- 7. Report from the City Staff
- 8. Report from the Downtowners

ADJOURNMENT

- 9. **Adjourn.** The next regular meeting is scheduled for **March 12, 2020.**

Enclosure: • *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
January 9, 2020**

The Bismarck Renaissance Zone Authority met on January 9, 2020 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Chair Christianson presided.

Authority members present were Jim Christianson, Joe Fink, Dustin Gawrylow, George Keiser, Todd Van Orman, Curt Walth and Greg Zenker.

Technical Advisors Steph Smith and Bruce Whittey were present.

Staff members present were Sandra Bogaczyk (Office Assistant), Janelle Combs (City Attorney), Ben Ehreth (Community Development Director), Allison Jensen (City Assessor), Brenda Johnson (Senior Real Property Appraiser), Will Hutchings (Planner), Kim Lee (Planning Manager) and Daniel Nairn (Planner).

Guests present were Brett Donat (Architect, EAPC), Madison Cermak and Kate Herzog (The Downtowners), Jerry Anderson (Ten on Main).

CALL TO ORDER

Chair Christianson called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the November 14, 2019 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Zenker to approve the minutes of the November 14, 2019 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Keiser, Van Orman, Zenker, Walth and Chair Christianson voting in favor.

RENAISSANCE ZONE PROJECT – 112-120 EAST AVENUE A AND 506-510 NORTH 2ND STREET - LANDER GROUP WEST PROJECT – NEW CONSTRUCTION

Mr. Nairn explained that staff recommends to continue both Renaissance Zone projects on the agenda to the February meeting due to the fact that adjacent property owner letters were sent on December 27, 2019 but not received by the time of this meeting. Authority members agreed

that, even though the practice of advertising the meeting twice in the designated newspaper was met and it was not mandatory that letters be received in the mail by neighbors of the project, the continuation of the hearings is appropriate to allow sufficient notice.

Mr. Nairn gave an overview of the staff report and stated that the applicant, The Boutrous Group, Inc., is requesting approval of a New Construction Renaissance Zone project for the construction of four new multi-family residential structures at 112-120 East Avenue A and 506-510 North 2nd Street. Mr. Nairn stated that the owners intend to combine the five existing parcels into one lot and the four residential buildings currently on the lots would be demolished. Mr. Nairn stated that the proposed setbacks would not meet ordinance requirements for DF - Downtown Fringe district and would require approval from the Board of Adjustment for a variance. Mr. Nairn stated that staff is prepared to recommend approval of the project because the buildings do match the surrounding properties as required by the Downtown Design Guidelines. The owners intend to begin construction in March of 2020. The investment of \$120 per square foot exceeds the \$100 per square foot minimum threshold for new residential housing projects in the Renaissance Zone Development Plan.

Mr. Nairn stated that, based on information about public notification, staff recommends to continue the West project for 112-120 East Avenue A and 506-510 North 2nd Street for four multi-family residential buildings.

At this time Ms. Smith joined the meeting.

Chair Christianson opened the public hearing.

There being no comments, Chair Christianson closed the public hearing.

Mr. Whittey asked if the proposed investment covered only capital investments or if that amount also included purchasing the land. Mr. Donat stated that he will come back with that answer at the next meeting.

Authority members requested additional information about proposed retaining walls/grading and lighting of surface parking lots on the west site (112-120 East Avenue A/506-510 North 2nd Street) during the continued hearing.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Walth to continue the public hearing for the New Construction Renaissance Zone project at 112-120 East Avenue A and 506-510 North 2nd Street for four multi-family residential buildings. The motion passed unanimously by voice vote with members Fink, Gawrylow, Keiser, Van Orman, Zenker, Walth and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 112-120 EAST AVENUE A AND 506-510 NORTH 2ND STREET - LANDER GROUP WEST PROJECT

Mr. Nairn gave an overview of the staff report and stated that the applicant, The Boutrous Group, Inc., is requesting Downtown Design Review approval for the design and proposed materials of new multi-family residential structures at 112-120 East Avenue A and 506-510 North 2nd Street. He stated that the proposed design includes four separate residential buildings, although two of the structures are attached in the rear. Three additional carriage house apartment units would be constructed on the second floor above the garages. He stated that elements of the design help to create a transition between the more intensive downtown area and the residential districts. The design features front porches and balconies.

Mr. Nairn stated that the proposed building, although consistent with the neighboring streetscape, does not conform with the ordinance setbacks for the DF – Downtown Fringe zoning district and a variance would need to be obtained from the Board of Adjustment. Mr. Nairn stated that the owners understand that they will need to apply for a variance for front yard setbacks for both East Avenue A and North 2nd Street. He stated that the proposed design includes 11 garage spaces and 16 additional surface parking spaces for residents, and due to the property being outside the Downtown Parking District a variance for meeting off-street parking requirements may be necessary.

Mr. Nairn stated that the proposed parking areas would be accessed from two driveways from North 2nd Street. The north driveway would be shared with the building on Lot 3, Block 16 of Northern Pacific Addition, which is adjacent to this site to the north. He stated that discussions have begun with this property owner, and an access easement over this shared drive would ultimately be required. The southern driveway would also be used to access the property directly to the west of this site, 110 East Avenue A, because the shared access driveway currently used by this property would be removed as part of this project. He stated that this property is under the same ownership.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for four multi-family residential buildings at 112-120 East Avenue A and 506-510 North 2nd Street, as presented in all submitted documents and materials with the following conditions:

1. Any variances necessary from front yard setbacks are obtained from the Board of Adjustment prior to issuance of a building permit.
2. Any variances necessary from minimum off-street parking requirements are obtained from the Board of Adjustment prior to issuance of a building permit.
3. An access easement is obtained for use of a shared access with Lot 3, Block 16, Northern Pacific Addition.

4. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

At this time Mr. Donat distributed sample materials and presented the project in detail.

There was a discussion about the window design, the height of the proposed retaining wall, siding materials, acquiring a driveway access easement, landscape, ADA conformity and exterior lighting.

Several Authority members expressed concern about the height of the retaining wall taking elevation into account and wanted to see a more complete image of the elevation as compared to neighbors' homes.

Mr. Nairn added that Authority members should specify in their motion that any approval of the project shall include the demolition.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Walth to approve the designs for new construction of all five proposed multi-family residential buildings on the sites at 112-120 East Avenue A and 506-510 North 2nd Street, as well as the demolition of all existing buildings on the sites, as presented to the Authority in all submitted documents and materials, with the following conditions:

1. Any variances necessary from front yard setbacks are obtained from the Board of Adjustment prior to issuance of a building permit.
2. Any variances necessary from minimum off-street parking requirements are obtained from the Board of Adjustment prior to issuance of a building permit.
3. An access easement is obtained for use of a shared access with Lot 3, Block 16 of Northern Pacific Addition.
4. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Zenker, Walth and Chair Christianson voting in favor.

RENAISSANCE ZONE PROJECT –202-220 EAST AVENUE A AND 500-506 NORTH 3RD STREET - LANDER GROUP EAST PROJECT– NEW CONSTRUCTION

Mr. Nairn gave an overview of the staff report and stated that the applicant, The Boutrous Group,

Inc., is requesting approval of a New Construction Renaissance Zone project and Downtown Design Review approval for the construction of four-story multi-family residential building at 202-220 East Avenue A and 500-506 North 3rd Street. Mr. Nairn stated that the owners intend to combine the seven existing parcels into one lot, demolish the two structures currently on the lot and build one structure. Mr. Nairn stated that the timeline for both Lander Group projects lists work to begin in March of 2020.

Mr. Nairn stated that, based on information about public notification, staff recommends to continue the Lander Group East Project for 202-220 East Avenue A and 500-506 North 3rd Street for four multi-family residential buildings.

Chair Christianson opened the public hearing.

There being no comments, Chair Christianson closed the public hearing.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Zenker to continue the public hearing for a New Construction Renaissance Zone project at 202-220 East Avenue A and 500-506 North 3rd Street. The motion passed unanimously by voice vote with members Fink, Gawrylow, Keiser, Van Orman, Zenker, Walth and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 202-220 EAST AVENUE A AND 500-506 NORTH 3RD STREET - LANDER GROUP EAST PROJECT

Mr. Nairn gave an overview of the staff report and stated that the applicant, The Boutrous Group, Inc., is requesting Downtown Design Review approval for the design and proposed materials of new multi-family residential structures at 202-220 East Avenue A and 500-506 North 3rd Street. He stated that the proposed multi-family building would be four-stories in height with a ground-floor parking area within the building, and a pedestrian plaza on the corner of East Avenue A and North 3rd Street.

Mr. Nairn stated that there are no setback requirements for this property and there are fourth-floor terraces. The building would occupy the majority of the area of the site. He stated that the setbacks from North 2nd Street, East Avenue A, and North 3rd Street range from 13-17 feet and the design addresses several elements of the Downtown Design Guidelines.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for a four-story multi-family residential building at 202-220 East Avenue A and 500-506 North 3rd Street, as presented in all submitted documents and materials with the following conditions:

1. Any variances necessary from minimum off-street parking requirements are

obtained from the Board of Adjustment prior to issuance of a building permit.

2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Authority members discussed setback requirements, the variable condition of how many units would be created, parking spaces and a need for a variance for parking because the property is outside the Downtown Parking District.

At this time Mr. Donat distributed sample materials and presented the project in detail.

Ms. Smith stated a concern about the awkward space created by a large dark blank wall proposed on the north side. Chair Christianson stated that he appreciates that concern and Mr. Walth also expressed concern of how the dark north wall will look aesthetically. Mr. Donat clarified how tall that wall would be and that the elevation grade assists in it not being as noticeable as the images show.

Mr. Whittey stated that he would like to see a requirement for the landscaping to be irrigated. Mr. Donat stated that the owner is very sensitive to maintaining a pedestrian-friendly environment.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Zenker to approve the designs for new construction of the proposed four-story multi-family residential building on the sites at 202-220 East Avenue A and 500-506 North 3rd Street, as well as the demolition of all existing buildings on the sites, as presented to the Authority in all submitted documents and materials, with the following conditions:

1. Any variances necessary from minimum off-street parking requirements are obtained from the Board of Adjustment prior to issuance of a building permit.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Chair Christianson and Mr. Whittey thanked the applicant and architect for proceeding with the project.

OTHER BUSINESS INFORMATION SESSION FROM CITY ATTORNEY

Ms. Combs stated that she was making rounds to all the City boards as a reminder of the rules of protocol and enumerated a few suggestions.

ELECTION OF CHAIR AND VICE-CHAIR FOR 2020

Mr. Nairn stated that boards traditionally elect new officers during the first meeting of each year.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Fink to re-appoint Jim Christianson as Chair and re-appoint Todd Van Orman as Vice-Chair of the Renaissance Zone Authority. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Zenker, Walth and Chair Christianson voting in favor.

REPORT FROM THE CITY STAFF

Mr. Nairn stated that a projecting sign was approved at 214 East Main Avenue.

Mr. Nairn also stated that Mr. Anderson, the new owner of 402 East Main Avenue, otherwise known as the Barrister Building or the old Woolworths building, has improvements planned to remove stucco prior to changes to the façade being made. The owner is appearing in front of Authority members to request an approval to begin removing the stucco before presenting the façade improvement project to Authority members as a downtown design review project. This project would not be a Renaissance Zone project.

Mr. Anderson stated that he would like to focus on the corner of North 4th Street and East Main Avenue and restore it to its original look. He stated that he eventually intends to remove the stucco on the entire building and reface the storefronts of the building to its original look. He stated that he first needs to see the state of the underlying brick before he can plan the façade project.

Mr. Christianson noted that Mr. Anderson is also the owner of a nearby building downtown and successfully improved that façade.

Ms. Lee stated that the property is in the Downtown Historic District but is not listed as a contributing structure due to the resurfacing material used on the façade.

Mr. Anderson stated that depending on what he finds behind the stucco he would prefer restoring it to its original condition.

Chair Christianson thanked the applicant for his work and willingness to invest in downtown.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Van Orman to allow the owner to begin removing the stucco from the building façade at 402 East Main Avenue with the intention of presenting a project for the Downtown Design

Review Committee to review in the next few months. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Zenker, Walth and Chair Christianson voting in favor.

REPORT FROM THE DOWNTOWNERS

Ms. Herzog stated that The Downtowners are working on getting transit access for NDSU Bismarck students working at Sanford since they are not permitted to park in Sanford lots but are paying student fees for access to transit.

Ms. Herzog stated that The Downtowners are considering parking ramp that may be suitable for a proposed expansion of Sanford Health Center. She is also trying to develop ways to increase the use of public transit that include commercial uses.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:57 p.m. to meet again on February 13, 2020.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 2
February 13, 2020

Application for: Renaissance Zone

TRAKiT Project ID: RZ2019-005

Project Summary

<i>Title:</i>	The Grove Multi-family Residential (formerly Lander Group West)
<i>Project Type:</i>	New Construction
<i>Status:</i>	Renaissance Zone Authority – Continued
<i>Applicant(s)</i>	Lander Group
<i>Owner(s):</i>	506 Properties, LLC
<i>Project Description:</i>	Construction of four five-plex multi-family buildings, with three carriage house units above garages.



Street Address: 112-120 East Avenue A and 506-510 North 2nd Street

Legal Description: Lots 4-6, Block 16, Northern Pacific Addition

RZ Block # 1

Project Information

<i>Parcel Size (square feet):</i>	22,390	<i>Building Floor Area (square feet):</i>	21,404	<i>Certificate of Good Standing:</i>	Pending
<i>Assessed Building Value:</i>	\$289,100 (4 existing buildings)	<i>Proposed Investment:</i>	\$2,560,000	<i>Estimated Value with Investment:</i>	\$3,000,000
<i>2019 Property Taxes:</i>	\$5,735 (5 parcels)	<i>Estimated Property Tax Benefit:</i>	\$160,000 over 5 years	<i>Estimated Income Tax Benefit:</i>	N/A



View of site from south-east corner of East Avenue A

Staff Analysis

The Lander Group is requesting approval of a New Construction Renaissance Zone project at 112-120 East Avenue A and 506-510 North 2nd Street. The applicant is proposing to construct four new multi-family residential structures, to be known collectively as The Grove. Each structure would be a 3-story 5-plex, and three of the structures would also contain an additional carriage house unit. In total, there would be 23 residential units on the site.

(continued)

During the January 9, 2020 meeting of the Renaissance Zone Authority, the associated Downtown Design Review project was approved, including new construction and demolition of existing buildings on the site, on the condition that the applicant provide more details on the retaining wall or grading along East Avenue A and the lighting plan for the rear parking area. The Renaissance Zone project was continued because of a notification error. All affected property owners have now been sufficiently notified of this hearing.

The five existing parcels will be combined into one parcel, and four residential buildings would be demolished in preparation for construction. The single-family house on the lot in the southwest corner was demolished in 2016.

Renaissance Zone Development Plan Criteria

The project qualification criteria used to evaluate this project are included within the approved Renaissance Zone Development Plan.

This property is within the boundaries of the Renaissance Zone and has not been previously granted a Renaissance Zone tax exemption.

The request is made before start of construction, which is anticipated to begin by the end of March 2020 with expected occupancy by the end of March 2021.

New construction residential projects must include a minimum investment of at least \$100 per square foot of finished floor area. The applicant proposes to invest approximately \$120 per square foot in this property, which meets the minimum investment qualifications.

Additional Information Requested

The Renaissance Zone Authority requested additional information related to the retaining wall/grading along East Avenue A, as well as a plan for the parking lot lighting in the rear of the site. This additional

information is not available at by the time of this writing, but will be presented to the Authority during the meeting. The applicant also intends to amend the rear parking area by adding enclosed garages in locations previously shown as surface parking lot. These changes are reflected on revised site plan attached to this report.

Required Findings of Fact

Renaissance Zone

1. The proposed project is consistent with the goals and objectives of the City’s Renaissance Zone Development Plan;
2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program;
3. The subject property has not previously been designated a Renaissance Zone project of this type;
4. The project would meet all applicable building code and zoning requirements.

Staff Recommendation

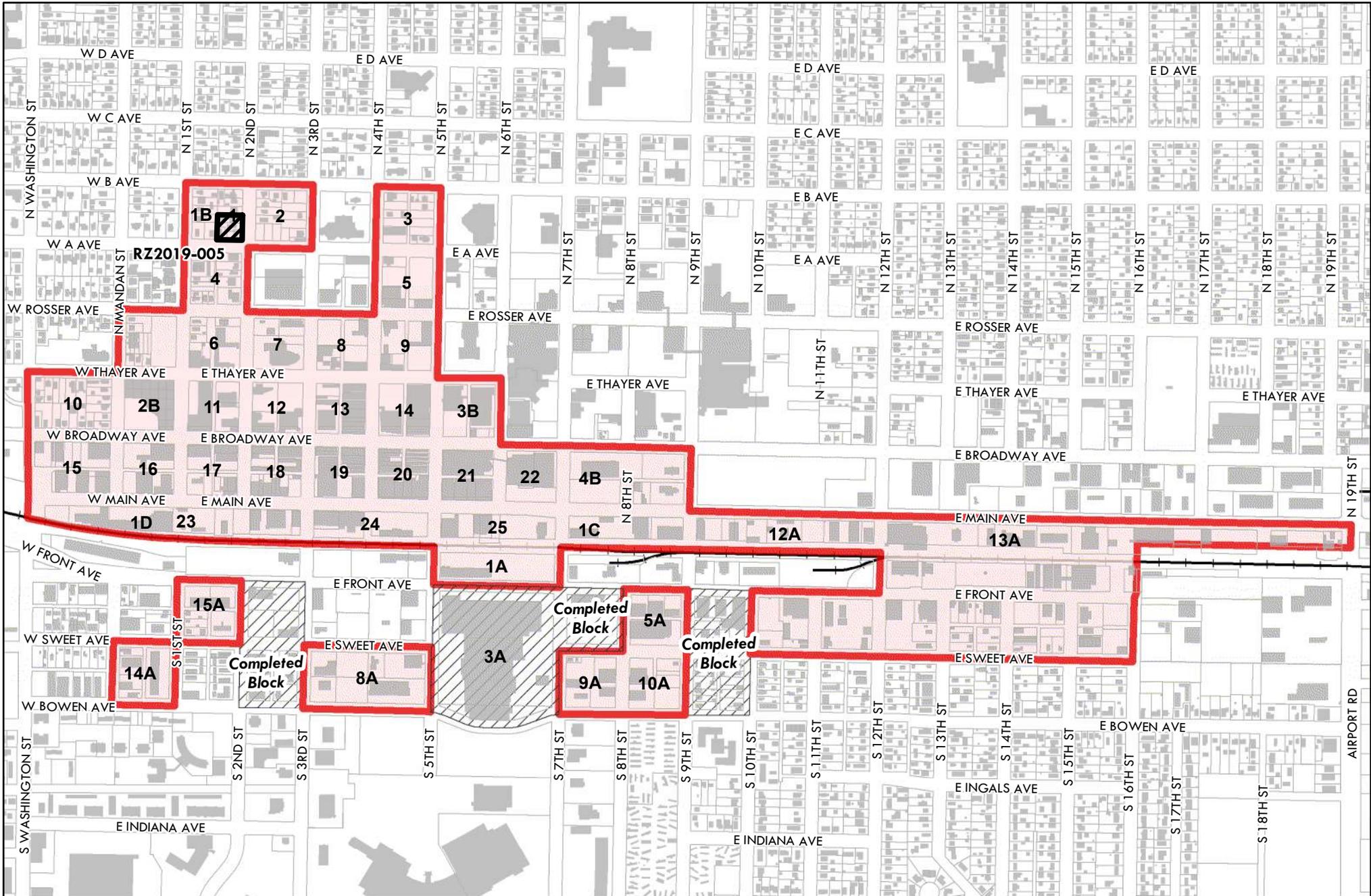
Based on the above findings, staff recommends approval of the New Construction Renaissance Zone project at 112-120 East Avenue A and 506-510 North 2nd Street for four multi-family residential buildings, as presented in all submitted documents and materials, a 100% property tax exemption on the buildings for five years and an exemption from state tax on income derived from the location for five years.

Attachments

1. Location map
2. Submitted site plan
3. Submitted renderings

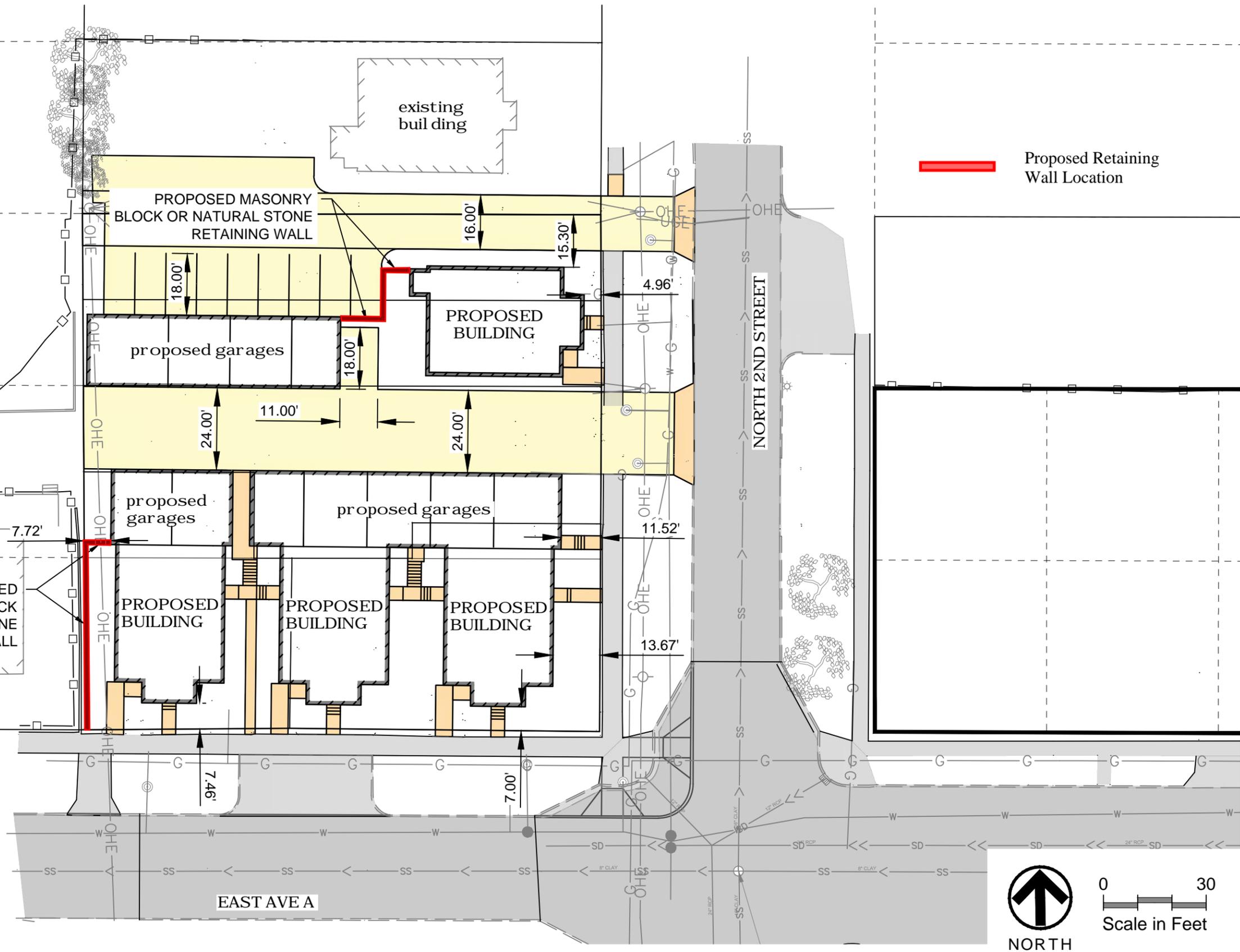
Staff report prepared by: Daniel Nairn, AICP, Planner
 701-355-1854 | dnairn@bismarcknd.gov

Renaissance Zone Program - Project Location Map



Layout: 2 SITE PLAN - WEST
File: W:\EAPC\00190-2019-016\CAD Dwg\01-Civil\Plan Sheets\2 SITE LAYOUT WEST.dwg

Plotted By: John Erickson Date: Wednesday, February 5, 2020 3:46:41 PM
Last Saved By: John Erickson Date: Thursday, January 30, 2020 3:46:41 PM



BISMARCK HOUSING PROJECT
EAPC
BISMARCK, NORTH DAKOTA
SITE PLAN - WEST



DRAWING TYPE EXHIBIT	CHECKED / APPROVED MFH MAG	SHEET 2
PREPARED BY EJ	DATE FEB 2020	DRAWING EX2
PROJECT NUMBER 00190-2019-016		

6" Smooth - LP Siding
Rockport Gray approx. paint color

6" Smooth - LP Siding
Revere Pewter approx. paint color

Andersen Windows - 100 Series - White
LP Trim - White



E PERSPECTIVE

WEST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

EAPC
ARCHITECTS ENGINEERS



S PERSPECTIVE

WEST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

EAPC
ARCHITECTS ENGINEERS



SW PERSPECTIVE

WEST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

 **EAPC**
ARCHITECTS ENGINEERS



NW PERSPECTIVE

WEST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

 **EAPC**
ARCHITECTS ENGINEERS



From SE corner of Ave A



From SE corner of Ave A

WEST HOUSING SITETM - AVENUE A



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 3
February 13, 2020

Application for: Renaissance Zone

TRAKiT Project ID: RZ2019-006

Project Summary

<i>Title:</i>	Renaissance Lofts Multi-family Residential (formerly Lander Group East)
<i>Project Type:</i>	New Construction
<i>Status:</i>	Renaissance Zone Authority – Continued
<i>Applicant(s):</i>	Lander Group
<i>Owner(s):</i>	The Boutrous Group, LLP
<i>Project Description:</i>	Construction of a new four-story multi-family residential building



Street Address: 202-220 East Avenue A and 500 to 506 North 3rd Street

Legal Description: S 1/2 of Lot 4 and Lots 5-8, Block 15, Northern Pacific Addition.

RZ Block # 2

Project Information

<i>Parcel Size (square feet):</i>	34,306	<i>Building Floor Area (square feet):</i>	57,686	<i>Certificate of Good Standing:</i>	Pending
<i>Assessed Building Value:</i>	\$306,100 (2 existing buildings)	<i>Proposed Investment:</i>	\$9,150,000	<i>Estimated Value with Investment:</i>	\$9,500,000
<i>2019 Property Taxes:</i>	\$12,109 (7 parcels)	<i>Estimated Property Tax Benefit:</i>	\$500,000 over 5 years	<i>Estimated Income Tax Benefit:</i>	N/A



View of side from the southwest corner of Avenue A

Staff Analysis

The Lander Group is requesting approval of a New Construction Renaissance Zone project at 202-220 East Avenue A and 500-506 North 3rd Street. The applicant is proposing to construct a new 4-story multi-family residential building on the lot, to be known as Renaissance Lofts.

During the January 9, 2020 meeting of the Renaissance Zone Authority, the associated Downtown Design Review project was approved, including new

(continued)

construction and demolition of existing buildings on the site. The Renaissance Zone project was continued because of a notification error. All affected property owners have now been sufficiently notified of this hearing.

The seven existing parcels will be combined into one parcel, and the two structures in the southeast portion of the site would be demolished. One existing structure is a vacant multi-family residential building, and the other is a retail space. The vacant spaces are currently used as a parking area for Sanford Health Century, under a temporary special use permit that expires on May 31, 2020.

Renaissance Zone Development Plan Criteria

The project qualification criteria used to evaluate this project are included within the approved Renaissance Zone Development Plan.

This property is within the boundaries of the Renaissance Zone and has not been previously granted a Renaissance Zone tax exemption.

The request is made before start of construction, which is anticipated to begin by the end of March 2020 with expected occupancy by the end of March 2021.

New construction residential projects must include a minimum investment of at least \$100 per square foot of finished floor area. The applicant proposes to invest approximately \$159 per square foot in this property, which meets the minimum investment qualifications.

Required Findings of Fact

Renaissance Zone

1. The proposed project is consistent with the goals and objectives of the City’s Renaissance Zone Development Plan;
2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program;
3. The subject property has not previously been designated a Renaissance Zone project of this type;
4. The project would not meet all applicable building code and zoning requirements, unless a parking variance is granted from the Board of Adjustment.

Staff Recommendation

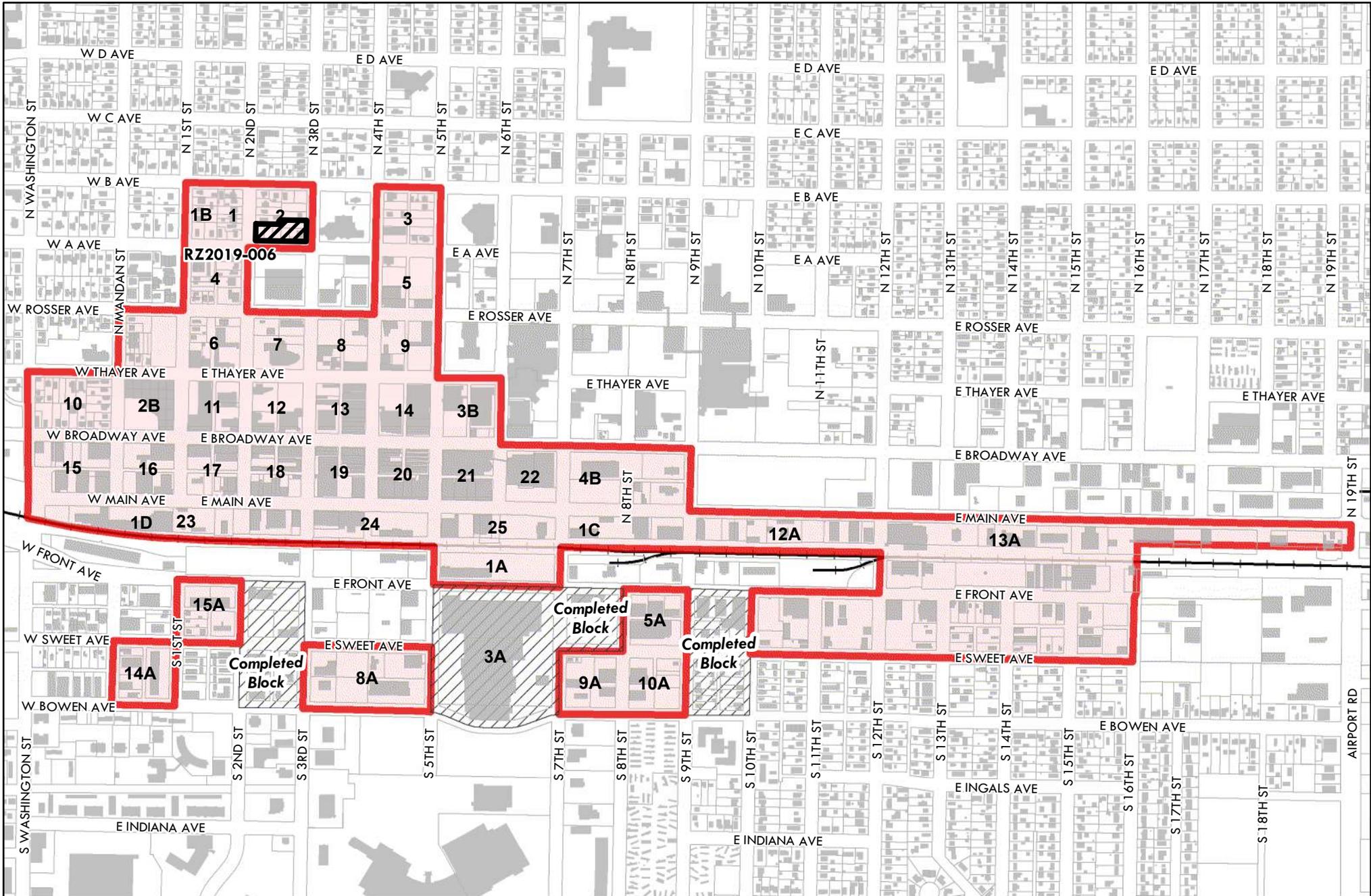
Based on the above findings, staff recommends approval of the New Construction Renaissance Zone project at 202-220 East Avenue A and 500 to 506 North 3rd Street for a new four-story multifamily residential building, as presented in all submitted documents and materials, a 100% property tax exemption on the building for five years and an exemption from state tax on income derived from the location for five years.

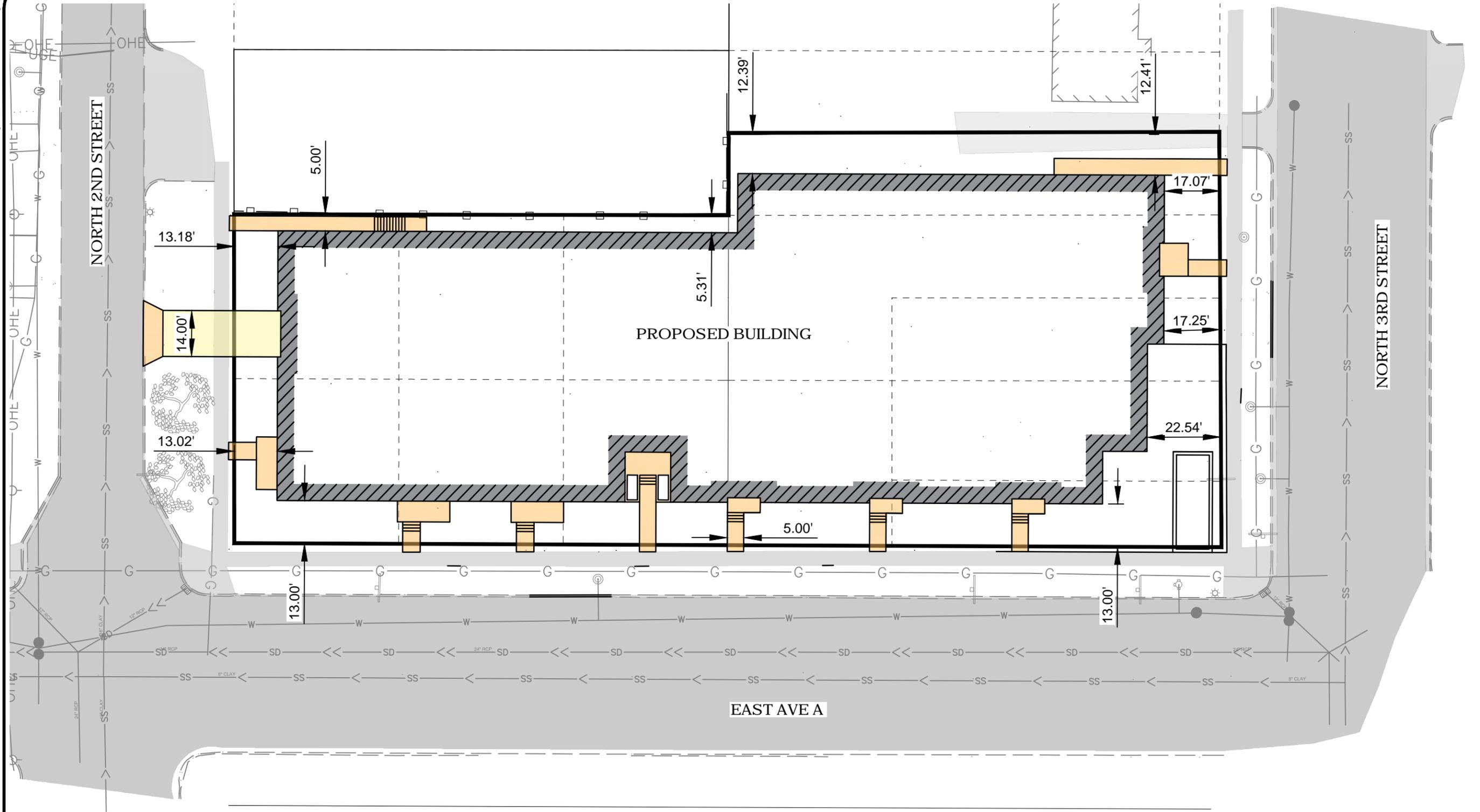
Attachments

1. Location map
2. Submitted site plan
3. Submitted renderings

Staff report prepared by: Daniel Nairn, AICP, Planner
 701-355-1854 | dnairn@bismarcknd.gov

Renaissance Zone Program - Project Location Map



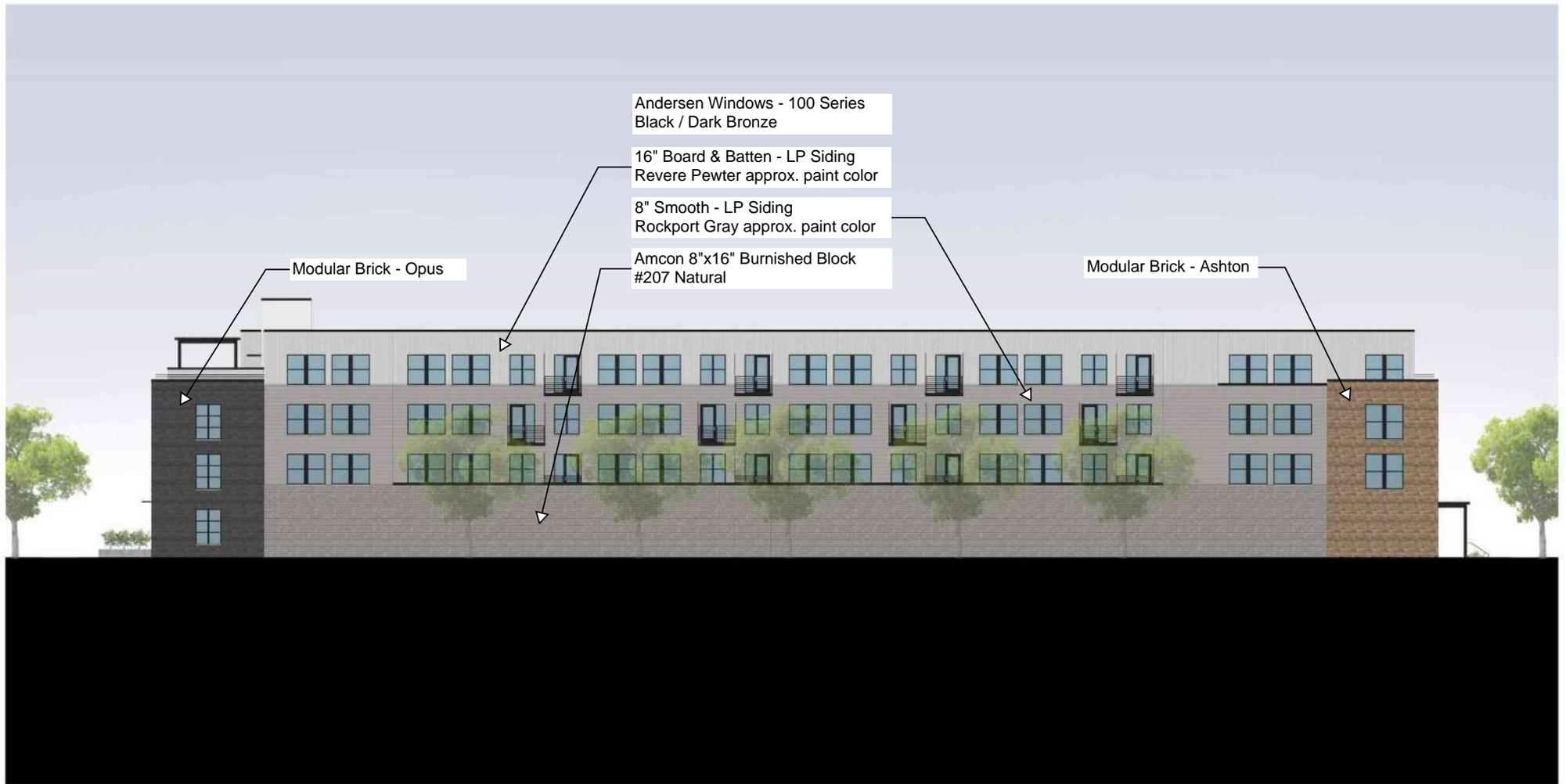


0 30
 Scale in Feet

RENAISSANCE LOFTS
 EAPC
 BISMARCK, NORTH DAKOTA
 SITE PLAN - RENAISSANCE LOFTS

DRAWING TYPE EXHIBIT	CHECKED / APPROVED MFH MAG	SHEET 1 2
PREPARED BY EJ	DATE FEB 2020	DRAWING EX1
PROJECT NUMBER 00190-2019-016		





N ELEVATION

EAST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

EAPC
ARCHITECTS ENGINEERS



Andersen Windows - 100 Series
Black / Dark Bronze

16" Board & Batten - LP Siding
Revere Pewter approx. paint color

8" Smooth - LP Siding
Rockport Gray approx. paint color

Amcon 8"x16" Burnished Block
#207 Natural

Modular Brick - Ashton

W ELEVATION

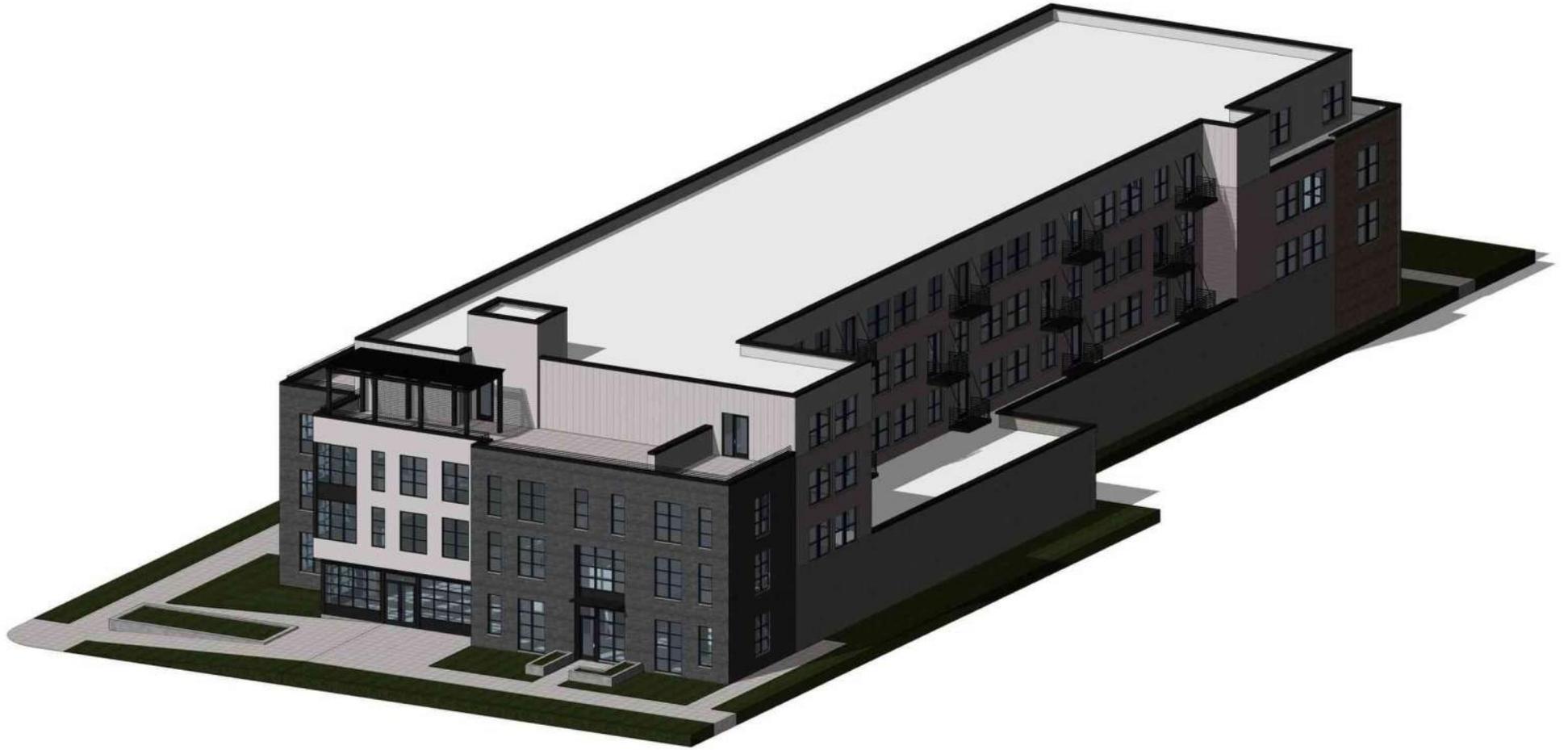
EAST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

EAPC
ARCHITECTS ENGINEERS



PERSPECTIVE

EAST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

EAPC
ARCHITECTS ENGINEERS



PERSPECTIVE

EAST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

 **EAPC**
ARCHITECTS ENGINEERS



From SE corner of Ave A



From SW corner of Ave A

EAST HOUSING SITE²⁸ - AVENUE A



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 4
February 13, 2020

Application for: Downtown Design Review

TRAKiT Project ID: DDR2020-001

Project Summary

Title:	“Standing for Us All” Public Art Photograph
Status:	Renaissance Zone Authority
Owner(s):	Newgen 1 LLC
Project Contact:	Scott Bina, Mann Signs
Location:	112 North 4 th Street
Request:	Install photographic public art on the south side of the building in the alley



Staff Analysis

Shane Balkowitsch is requesting Downtown Design Review approval of a photographic public art piece at the address of 112 North 4th Street, occupied by Brick Oven Bakery. The piece is entitled “Standing for Us All.” The artwork will also be accompanied by a plaque. If approved, the piece will be the third displayed by this artist in the vicinity.

The artwork will be made from two pieces of 1/8" aluminum composite panel and will have digitally printed and clear coated graphics. The panels will be mounted directly to the wall with fasteners that will have decorative screw covers.



Proposed location of artwork on south side of building

The four criteria for approval of public art in Section 4-04-09(14) of the City Code of Ordinances (Public Art) are as follows, annotated by compliance in italics:

- a) The public art is not installed on any side of a building directly adjacent to a public right-of-way, excluding alleys.
The subject piece would be installed on the south side, which is facing the alley and not adjacent to a public right-of-way.
- b) The public art does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business, or logo, trademark, or other commercial message.
The subject piece does not contain a commercial message.
- c) The public art is not installed on a vacant building or within a vacant lot, unless the property owner has filed a building permit with the intention of occupation or is otherwise actively in the process of improving the building or lot for the purpose of occupation.

(continued)

The building is occupied by the Brick Oven Bakery.

- d) The public art is not installed on any original façade of a building listed as a contributing structure of the downtown historic district, unless the art is attached to a removable panel without damage to the underlying historic façade and the artwork meets all other downtown design review requirements pertaining to historic structures.

The building is a contributing structure to the Downtown Historic District. The photograph will be installed on a portion of the wall that has been covered with stucco and is not an original façade.

Required Findings of Fact

- 1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the City Code of Ordinances, relating to Design

Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.

- 2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

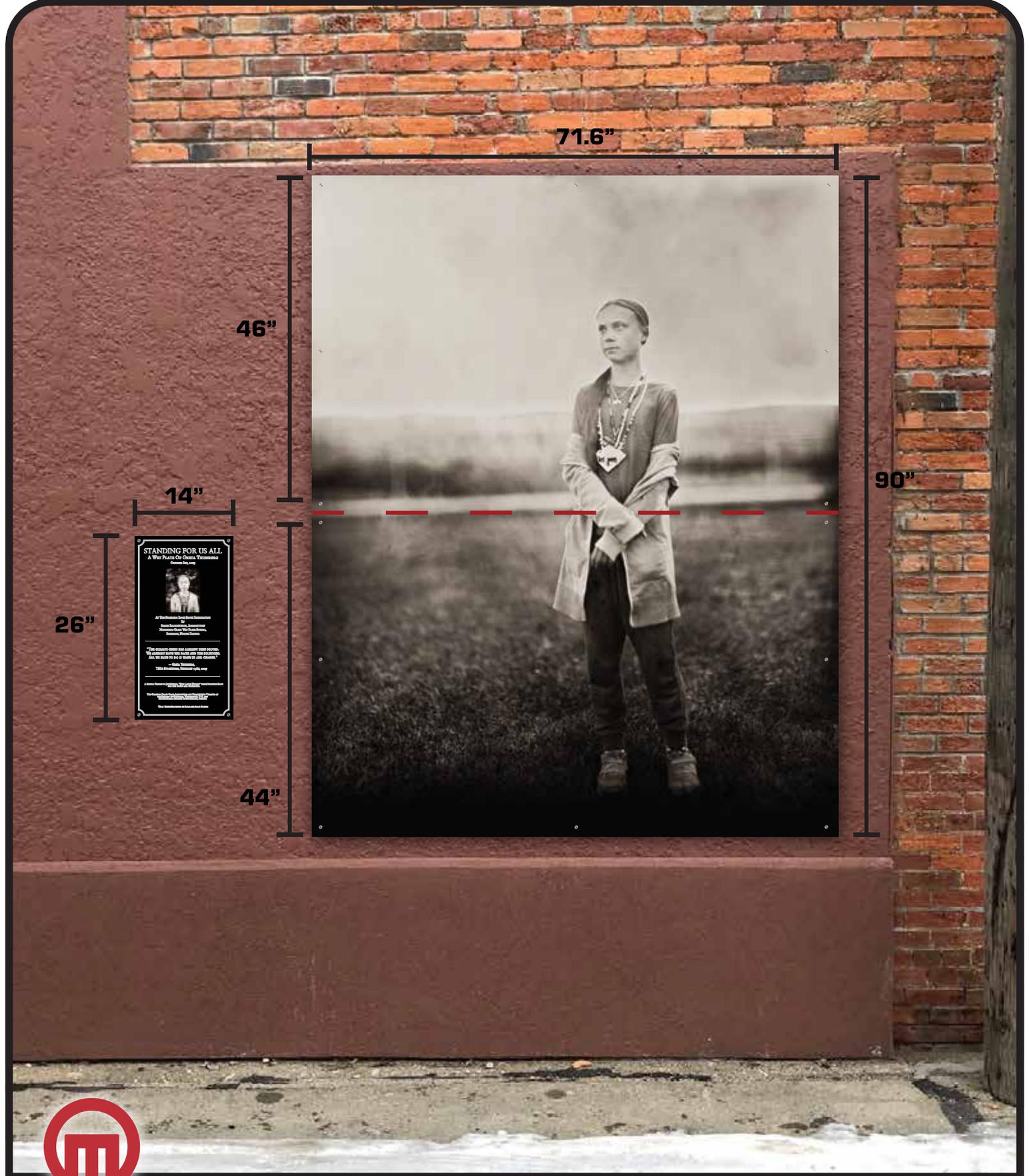
Staff Recommendation

Based on the above findings, staff recommends approval of the proposed public art design for 112 North 4th Street as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

- 1. Location map
- 2. Submitted design documents

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov



71.6"

46"

90"

14"

26"

44"



mann
SIGNS, INC

1507 Continental Ave
bismarck, nd 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

**SHANE
BALKOWITSCH**

APPROVAL:



DUE TO VARIATIONS IN OUTPUT DEVICES, THE COLORS SHOWN HERE MAY NOT REFLECT ACTUAL COLORS.

THE CONCEPTS REPRESENTED IN THIS ARTWORK ARE THE PROPERTY OF MANN SIGNS, INC. AND MAY NOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT FROM MANN SIGNS, INC.

14"

26"

STANDING FOR US ALL A WET PLATE OF GRETA THUNBERG

OCTOBER 8TH, 2019



AT THE STANDING ROCK SIOUX RESERVATION
By
SHANE BALKOWITSCH, AMBROTYPIST
NOSTALGIC GLASS WET PLATE STUDIO,
BISMARCK, NORTH DAKOTA

"THE CLIMATE CRISIS HAS ALREADY BEEN SOLVED.
WE ALREADY HAVE THE FACTS AND THE SOLUTIONS.
ALL WE HAVE TO DO IS WAKE UP AND CHANGE."

— GRETA THUNBERG,
TEDx STOCKHOLM, FEBRUARY 13TH, 2019

A SPECIAL THANKS TO JEN MARTEL "TWO LANCE WOMAN" FROM STANDING ROCK
FOR HER TRUST AND FRIENDSHIP.

THE ORIGINAL BLACK GLASS AMBROTYPES ARE PERMANENTLY CURATED AT
THE LIBRARY OF CONGRESS, WASHINGTON, D.C. AND
THE NORDISKA MUSKEET IN STOCKHOLM, SWEDEN

WALL VENUE PROVIDED BY ROLF AND LEAH EGGERS



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STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 5
February 13, 2020

Application for: Downtown Design Review

TRAKiT Project ID: DDR2020-002

Project Summary

Title:	Ten on Main Façade Rehabilitation
Status:	Renaissance Zone Authority
Owner(s):	Ten on Main LLC
Project Contact:	Jerry Anderson
Location:	In the northeast quadrant of the intersection of East Main Avenue and North 4 th Street (402 East Main Avenue)
Request:	Rehabilitate the façade on both sides facing a public street.



Staff Analysis



Existing conditions of building at 402 East Main Ave

Ten on Main LLC is requesting Downtown Design Review approval for the rehabilitation of the building facades facing East Main Avenue and North 5th Street at 402 East Main Avenue. The overall objective of the project is to remove stucco and restore the underlying historic façade to the greatest extent feasible.

The building is within the Downtown Bismarck Historic District, but it is not considered a contributing structure to this district. The evaluation for the National Register

nomination in 2000 notes that this building was constructed in 1913 and later occupied by the Woolworths Department Store, but it did not retain enough of its original integrity to be deemed historically significant. By City ordinance, requirements to retain historic character in the DC – Downtown Core zoning district do not automatically apply to this building, but may nevertheless be applied “on a case by case basis” based on the age of the building.

The applicant intends to remove all stucco from the face of the building, which was likely applied in the 1980s after the closure of Woolworths. Tests taken in certain locations have revealed that the underlying brick is still sound and able to be restored in most cases. The original ornamentation will be retained as conditions allow.

Historic photos on the following page of this staff report show the design of this building during different eras. The earlier image depicts the building before Woolworths occupied the ground-floor in the 1920s. The corner of the building features four arched windows, which were later removed by Woolworths to install a glass storefront system. The design submitted by the applicant evokes these original openings,

(continued)

although without arches. Additionally, ground-floor window openings would be added to the west side of the building, where they previously existed.



Image of building before the 1920s (provided by applicant)



Image of building taken in 1955 (Bismarck Tribune)

The applicant intends to replace the storefront system along East Main Avenue. The configuration of doors and windows would remain the same, including with doorway recesses and bulkheads at the base. The new frames would be anodized bronze and the glass would remain transparent. Material samples will be provided at the meeting.

Certain elements of the proposed design would encroach into the public right-of-way, including four projecting signs and canopies over the doorways on the

south side. The installation or rehabilitation of bricks may result necessitate a few inches of space currently occupied by sidewalk. All proposed encroachments can be included in a single agreement to be signed by the City Commission.

Staff recognizes the inherent unpredictability of any historic rehabilitation, as well as the fact that ornamental details are not necessarily reflected on the submitted designs. Staff recommends allowing some flexibility to respond to conditions as they are revealed, but to require additional review by the Downtown Design Review committee if any new materials are applied to, or original bricks or architectural features are removed from, the façade where not shown on the design.

Required Findings of Fact

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design generally conforms to the 2015 Downtown Design Guidelines, and other relevant plans and policies.

Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design for 402 East Main Avenue as presented in all submitted documents and materials, with the following conditions:

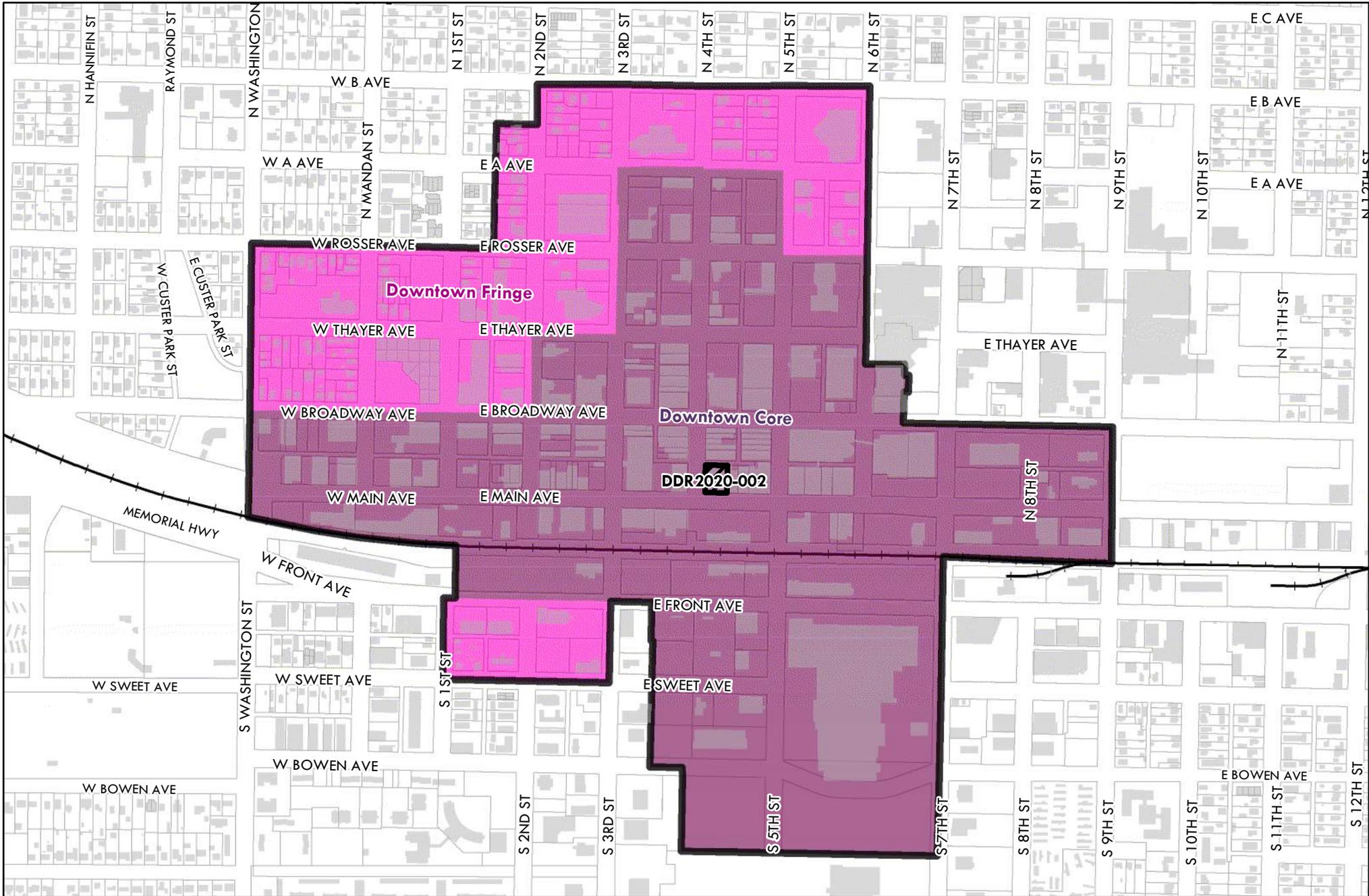
1. An encroachment agreement is obtained from the Engineering Department for any encroachments into the public right-of-way.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation if any new materials are applied to, or original bricks or architectural features are removed from, the façade where not shown on the design.

Attachments

1. Location Map
 2. Submitted rendering
-

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

Downtown Design Review - Project Location Map





Ten on Main

Ten on Main

E MAIN AVE

ONLY

ONE WAY

Signage

Signage

Signage

Signage

Signage

Signage



Community Development Department

MEMORANDUM

POTENTIAL RENAISSANCE ZONE EXPANSION INTO NORTH BISMARCK

TO: Chairman Jim Christianson, Renaissance Zone Authority

FROM: Daniel Nairn, AICP, Planner

DATE: February 6, 2020

At the request of Authority Member Van Orman, staff has gathered information about a possible expansion of the Renaissance Zone boundaries as an island in north Bismarck. According to the Bismarck Renaissance Zone Development Plan, our community currently utilizes 42.5 of the 47 blocks allotted by Century Code. Of the remaining four and a half available blocks, up to three may be incorporated into a non-contiguous island.

Information is presented for a possible expansion into two blocks on each side of State Street, north of Interstate 94. The blocks would encompass the Kmart site, Gateway Mall, and a few surrounding properties. To date, staff has not had any contact with any property owners within this area regarding the Renaissance Zone program.

An important element of any development incentive program is to have the opportunity in place before property owners make plans for development and/or redevelopment. This maximizes the effectiveness of the program and potentially spurs development that would have not have happened otherwise. This preference has been the practice of the Renaissance Zone Authority for many years.

State program rules allow blocks to cover an entire area bounded by public rights-of-way or other barriers. However, in conversation with a representative from the Department of Commerce, staff would suggest not maximizing the full allowable area in this case. The state rules were written with much more fine-grained downtown blocks in mind. In fact, if these two blocks in north Bismarck were added at their fullest extent, they would comprise 42% of the entire existing Renaissance Zone by land area.



The attached maps show the fullest allowable block areas, as well as staff-suggested block areas. Each parcel is ranked for project potential based on a metric of land-to-improvement ratio, age of buildings, vacancy status, and other factors related to development.

If the Renaissance Zone Authority chooses to pursue this expansion further, it is worth considering how design review would apply to these parcels. The Renaissance Zone Development Plan currently allows, but does not require, the Authority to apply the Downtown Design Guidelines to projects outside of the DC – Downtown Core and DF – Downtown Fringe zoning districts. It may be desirable to maintain higher design standards for projects receiving a Renaissance Zone incentive, either simply through the application of the existing Downtown Design Guidelines to this area or through the creation of new area-specific guidelines. It should be noted that the current Downtown Design Guidelines were based on guidelines originally written for the FiveSouth project, which had been planned for the south side of downtown.

The 2017 Infill and Redevelopment Plan featured an example project on the eastern block of this site in north Bismarck, showing a complete redevelopment into an urban neighborhood. This was included in the plan to illustrate several of the design principles in the plan, including mix of residential and commercial uses, pedestrian-oriented plazas and open spaces, district-wide shared parking, and an appropriate scale of density.

There are several real-world examples of redevelopment of former shopping malls and big box stores or creation of an urban mixed-use neighborhood in a similar manner that have been undertaken or are planned for communities around the nation, including:

- Belmar in Lakewood, CO
- North Hills in Raleigh, NC
- Santana Row in San Jose, CA
- Bethany Village Center in Portland, OR
- Sioux Falls Lincoln Property in Sioux Falls, SD (planned)
- Rosedale Center in Rosedale, MN (planned)
- College Square Shopping Center in Newark, DE (planned)

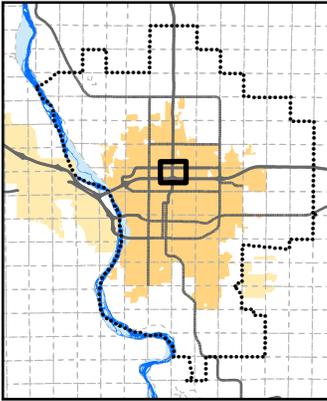
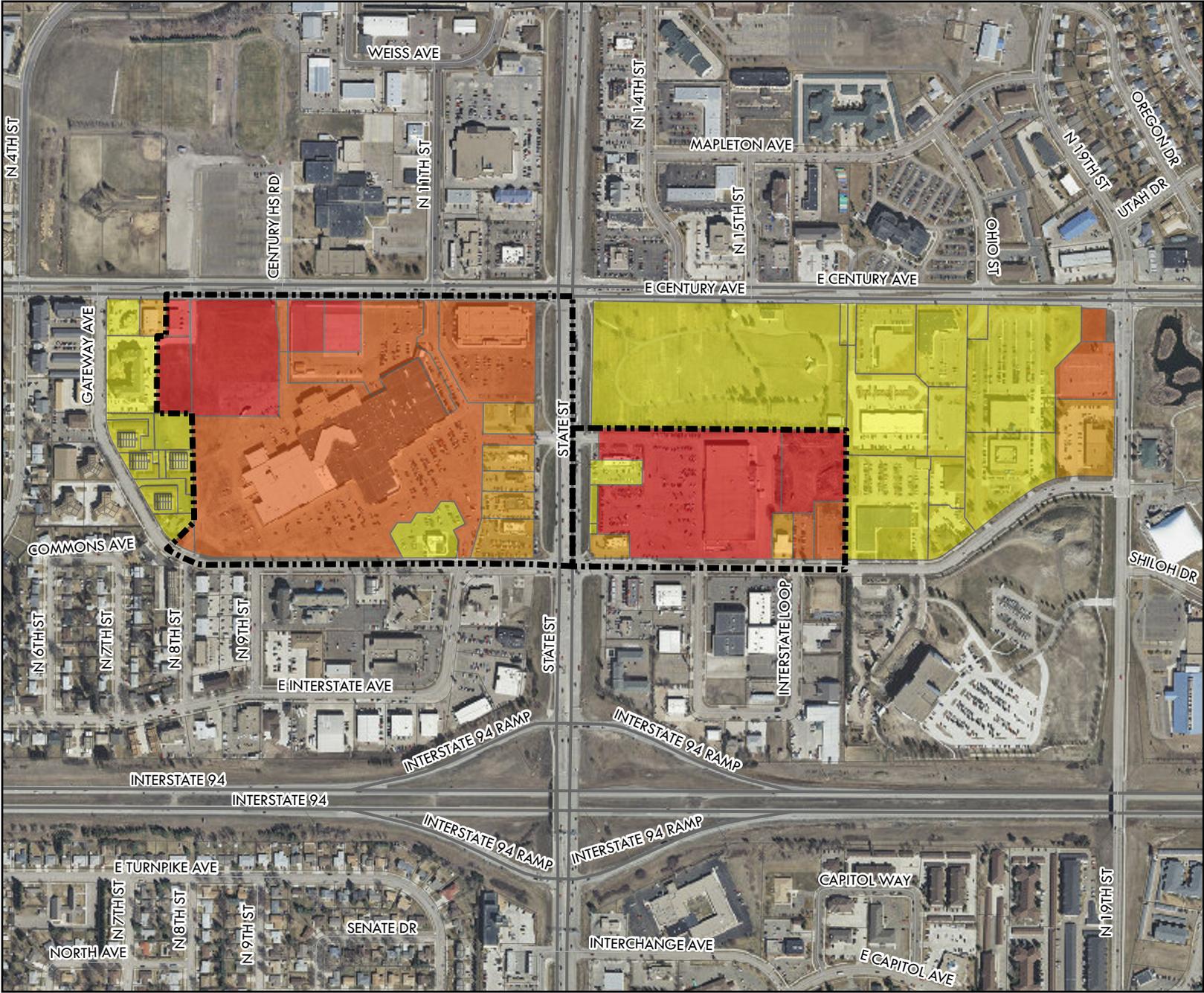
A search of any of these locations on the internet will show images and plans for the redevelopment projects, either completed or planned.

Enclosed:

- Map of potential Renaissance Zone blocks
- Excerpt from 2017 Infill and Redevelopment Plan

Development Potential

- Very Low Potential
- Low Potential
- Moderate Potential
- High Potential



This map is for reference purpose only and is not intended as a survey or accurate representation of all map features



Demonstration Scenarios

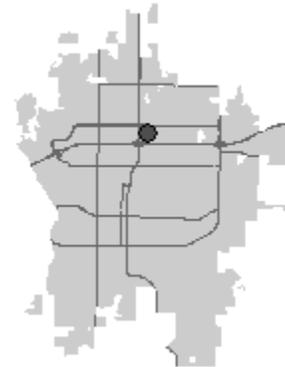
The application of the design principles of this Infill and Redevelopment Plan will inevitably take on a different form every time they are applied. There simply are too many detailed factors that must be considered with the existing conditions of specific sites, market feasibility, and interests of the local citizens to expect broad conformity to any set of standards.

Three demonstration scenarios are presented to illustrate how the design principles may be applied to specific sites in the City of Bismarck. These designs are purely hypothetical and for the purpose of illustration only. The inclusion of these sites does not imply any endorsement by the property owners, nor does it imply any expectation on behalf of the City that infill and redevelopment will occur on these sites according to the designs of this plan. They are presented as an example of how various types of places may be developed in ways that will benefit the City as a whole, as well as a study of the potential that exists given realistic constraints.

Scenario 1: Bismarck Uptown Center



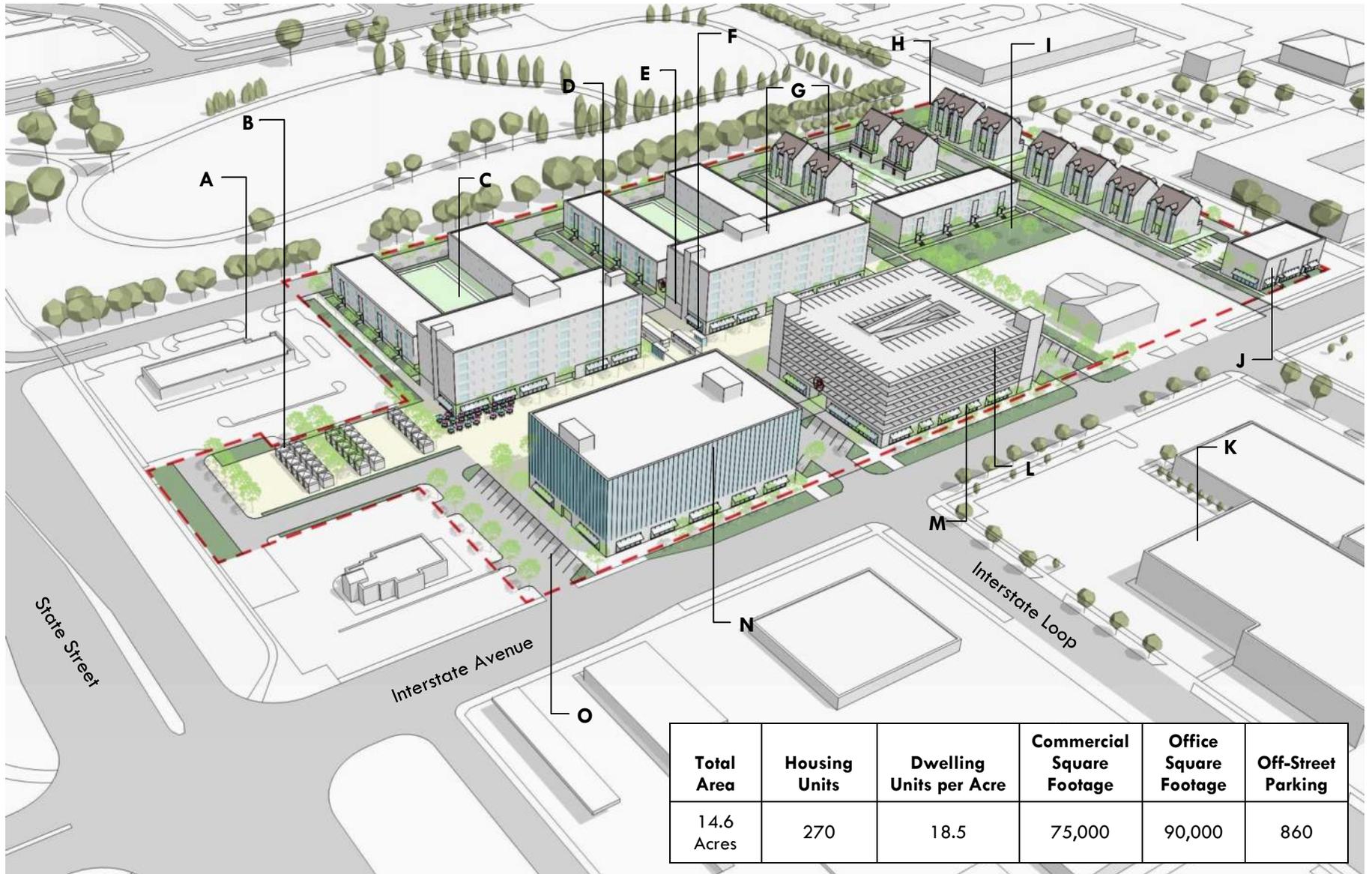
“Uptown center” is a large-scale and high-intensity redevelopment project.



Location is a fifteen acre site along the east side of State Street north of Interstate 94. The site is currently owned by two separate property owners. The primary use on the site is a 107,000 square foot single-story retail building that was built in 1971, but the majority of the area is a surface parking lot or undeveloped land behind the shopping building. The land is relatively flat with one access point onto State Street, and four access points onto the lower-volume Interstate Avenue.

Scenario 1: Bismarck Uptown Center

CONCEPT FOR ILLUSTRATION PURPOSES



Total Area	Housing Units	Dwelling Units per Acre	Commercial Square Footage	Office Square Footage	Off-Street Parking
14.6 Acres	270	18.5	75,000	90,000	860

- A** The existing pad retail sites (McDonald and Arby's, currently) remain intact with the same access points to State Street and Interstate Avenue. There is future potential for redevelopment on these sites as an extension of the proposed design, with the current tenants potentially occupying ground-floor space.
- B** The west end of the pedestrian plaza provides an open plaza space for events and functions, with landscaping in planters. The farmer's market that currently meets in the Kmart parking lot could continue using this location.
- C** Semi-private courtyards are surrounded on three sides by the housing that they serve. Vistas of the Sunset Memorial Gardens cemetery are presented on the north side.
- D** A wide pedestrian plaza, 90-120 feet wide, is a central feature of the development. The plaza is lined with retail and service-oriented uses on the ground floor and is landscaped with street trees and various streetscape elements such as outdoor seating, lights, and benches.
- E** Entrances to underground parking for the housing units are located along the public streets. Each building contains one-and-half stories of parking beneath the surface, with a total of 180 spaces.
- F** The designated transit stop is centrally-located at the intersection of a public street and the pedestrian plaza. Transit connections to downtown are direct and high frequency.
- G** The townhomes are spacious and upscale. Apartments or condominiums are available as well. As a whole, the site includes a broad range of housing options of various price points and size.
- H** A green strip of land is left open for a possible future roadway connection to uses to the northeast.
- I** The eastern end of the pedestrian plaza features a small park that is an appropriate front yard for the housing on the north side. A shared yard creates more usable space than individual private yards would.
- J** A mixed-use building directly fronting Interstate Avenue allows professionals and business owners to live above their place of work. Surface parking is located behind the building.
- K** The existing movie theater is conveniently located across the street from the parking structure, and could potentially enter into a shared parking arrangement. The theater may need parking at times when office workers do not need parking, and theater-goers could park once and also patronize restaurants. Up to 300 spaces could be available for the theater. The redevelopment provides positive benefits to existing neighbors.
- L** The parking ramp includes 500 spaces for use by the adjoining office building and, to some degree, commercial uses. It is centrally-located to allow only a short walking distance to the activities it serves. The ramp is designed with speedways and level floors to facilitate adaptive reuse if as much parking is no longer necessary in the future.
- M** The majority of the ground floor of the parking ramp is dedicated to commercial uses. This provides activity and security to the street, ensuring that pedestrians do not need to walk along a blank wall.
- N** The mixed-use building includes 90,000 square feet of office space and 22,000 gross square feet of ground-floor commercial. The prominent location near State Street allows sufficient exposure and signage opportunities. The existing tenant could utilize this space.
- O** The internal street network is well-connected, aligned with existing intersections and access points, and dedicated to the public. A total of 60 diagonal on-street parking spaces are available, which are especially critical for ground-floor retail or entertainment uses.

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

TRAKIT ID	State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
001-B		George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Improve	Completed	12/10/02	12/17/02	01/02/03	12/01/03	\$44,366	\$66,397	\$77,000	\$150,000
002-B		Dakota Building Partnership	501 East Main Avenue	Purchase w/ Improve	Completed	01/06/03	01/07/03	02/26/03	01/31/07	\$300,000	\$284,195	\$444,200	\$540,000
003-B		Civic Square Development LLC	521 East Main Avenue	Purchase w/ Improve	Completed	02/07/03	02/11/03	04/21/03	12/31/07	\$600,000	\$618,111	\$500	\$500,000
004-B		Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	07/14/03	07/22/03	09/25/03	12/01/03	N/A	N/A	N/A	N/A
005-B		John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/07/03	10/14/03	10/16/03	10/17/03	\$5,000	N/A	\$43,300	\$77,500
006-B		Woodmansee's	114 North 4th Street	Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	01/26/05	\$125,000	\$129,333	\$49,900	\$120,000
007-B		Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/19/05	\$601,600	\$734,707	\$371,200	\$1,455,000
008-B		Northland Financial	207 East Front Avenue	Lease	Completed	11/19/03	11/25/03	12/03/03	09/16/04	N/A	N/A	N/A	N/A
009-B		Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/20/05	\$329,150	\$378,013	\$142,300	\$840,000
010-B		Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/15/03	12/16/03	12/29/03	10/26/05	\$2,256,624	\$2,400,776	\$2,508,200	\$4,408,200
011-B		PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	03/03/04	03/23/04	03/29/04	06/30/05	\$298,840	\$409,846	\$151,300	\$420,000
012-B		Mark Gartner	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	12/06/05	\$85,000	\$103,455	\$49,900	\$125,000
013-B		AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/10/04	08/18/04	06/22/05	\$208,814	\$263,473	\$173,500	\$275,000
014-B		Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	Completed	02/07/05	02/08/05	02/16/05	12/26/07	\$69,550	\$70,002	\$167,000	\$182,500
015-B		J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	11/15/04	12/14/04	02/16/05	09/15/06	\$750,000	\$698,396	\$500,000	\$900,000
016-B		Pirogue Grille, Inc.	121 North 4th Street	Lease	Completed	03/02/05	03/08/05	03/22/05	08/24/05	\$128,000	N/A	N/A	N/A
017-B		Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	09/20/04	03/08/05	03/22/05	07/30/05	\$200,000	\$191,898	\$20,100	\$200,000
019-B		CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	08/25/05	09/13/05	09/21/05	07/01/06	\$168,000	\$298,372	\$410,400	\$450,000
020-B		American Bank Center	320 North 4th Street	Rehabilitation	Completed	09/21/05	09/27/05	10/04/05	08/01/09	\$3,100,000	\$2,301,478	\$809,500	\$2,000,000
021-B		Foot Care Associates PC	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	04/01/06	N/A	N/A	N/A	N/A
022-B		Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	03/13/06	N/A	N/A	N/A	N/A
023-B		Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$190,900	\$227,295	\$312,700	\$345,000
024-B		Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$215,223	\$233,855	\$0	\$250,000
025-B		Makoché Media, LLC	208 North 4th Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/27/07	\$71,612	\$91,672	\$247,000	\$320,000
026-B		River Q, LLC	312 South 3rd Street	Lease	Completed	04/13/06	04/25/06	05/05/06	12/04/06	N/A	N/A	N/A	N/A
027-B		Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	05/23/06	05/23/06	05/30/06	10/20/06	\$40,000	\$50,292	\$47,800	\$75,000
028-B		Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	05/23/06	05/23/06	05/30/06	07/01/06	N/A	N/A	N/A	N/A
029-B		Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	07/24/06	07/25/06	08/02/06	09/14/06	\$100,000	N/A	N/A	N/A
030-B		Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	10/09/06	10/10/06	12/05/06	12/17/07	\$3,020,590	\$2,370,152	\$0	\$3,200,000
031-B		Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	02/05/07	02/13/07	02/20/07	01/30/08	\$250,000	\$407,003	\$1,095,900	\$1,400,000
032-B		American Legal Services PC	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/19/07	08/01/07	N/A	N/A	N/A	N/A
033-B		Internet Design & Consulting	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/24/07	08/01/07	N/A	N/A	N/A	N/A
034-B		Larson Latham Heuttle LLP	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	07/01/07	N/A	N/A	N/A	N/A
035-B		Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	07/01/07	N/A	N/A	N/A	N/A
036-B		Jason Kirchmeier & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
037-B		Roger Koski & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
038-B		Melvie Financial Planning	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
039-B		Westgard Financial Services	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
040-B		Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Improve	Completed	09/04/07	09/11/07	10/30/07	05/21/08	\$137,500	\$142,050	\$166,800	\$300,000
041-B		The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	11/14/07	12/18/07	12/27/07	06/12/08	N/A	N/A	N/A	N/A
044-B		Rick & Theresa Keimle	413 East Broadway Avenue	Rehabilitation	Completed	11/14/07	12/18/07	01/11/08	10/01/08	\$136,836	\$176,955	\$184,400	\$263,500
045-B		Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	12/05/07	12/18/07	01/22/08	01/29/09	\$238,000	\$167,894	\$803,100	\$1,047,600
046-B		Westley's Inc.	423 East Broadway Avenue	Lease	Completed	02/21/08	03/11/08	03/19/08	07/14/08	N/A	N/A	N/A	N/A
047-B		Depot Associates	401 East Main Avenue	Rehabilitation	Completed	04/18/08	05/13/08	05/28/08	07/01/09	\$200,000	\$243,344	\$372,300	\$600,000
048-B		FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	04/18/08	05/13/08	05/28/08	06/27/08	N/A	N/A	N/A	N/A
049-B		T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	12/15/08	\$25,000	\$23,375	\$103,100	\$130,000
050-B		Starion Financial	333 North 4th Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	12/01/09	\$2,500,000	\$3,193,260	\$1,154,600	\$2,654,600
052-B		Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	10/08/08	10/22/08	11/04/08	04/01/09	N/A	N/A	N/A	N/A
053-B		CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	03/11/09	03/24/09	04/21/09	10/21/09	\$258,720	\$199,620	\$80,700	\$420,000
054-B		RC Properties, LLLP	800 East Sweet Avenue	Rehabilitation	Completed	05/13/09	05/26/09	06/03/09	01/20/11	\$2,145,500	\$1,335,670	\$576,100	\$1,900,000
055-B		Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	10/01/09	N/A	N/A	N/A	N/A
056-B		Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	10/15/09	N/A	N/A	N/A	N/A
057-B		Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	09/05/09	N/A	N/A	N/A	N/A
058-B		TFRE, LLC	120/124 North 4th Street	Purchase w/ Improve	Completed	06/10/09	06/23/09	06/25/09	11/01/10	\$245,284	\$246,603	\$231,100	\$350,000
060-B		SRSSM Partnership	122 East Broadway Avenue	Purchase w/ Improve	Completed	10/14/09	10/27/09	11/25/09	06/17/10	\$727,000	\$620,109	\$437,680	\$843,500
061-B		Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
062-B		Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
063-B		Scott K. Porsborg, P.C.	125 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
064-B		Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
065-B		Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	07/01/10	N/A	N/A	N/A	N/A
066-B		Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	12/09/09	12/22/09	01/10/10	07/16/10	\$180,000	\$295,896	N/A	N/A
067-B		IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	12/09/09	12/22/09	01/10/10	09/08/10	\$1,136,650	\$837,783	\$1,251,000	\$1,818,000
068-B		J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Improve	Completed	01/13/10	01/26/10	02/12/10	10/25/10	\$120,000	\$161,746	\$294,400	\$437,000
069-B		Jimmy John's	301 South 3rd Street	Lease	Completed	02/10/10	02/23/10	03/02/10	07/13/10	\$75,000	\$140,000	N/A	N/A

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	070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	02/10/10	02/23/10	03/02/10	03/11/10	N/A	N/A	N/A	N/A
	071-B	JS Bridal, LLC	115 North 4th Street	Lease	Completed	06/09/10	06/22/10	07/02/10	11/01/10	N/A	N/A	N/A	N/A
	072-B	Toasted Frog West, LLC	124 North 4th Street	Lease	Completed	10/19/10	10/26/10	11/10/10	12/01/10	N/A	N/A	N/A	N/A
	073-B	A.L. Brend, DDS	207 East Front Avenue	Lease	Completed	10/13/10	10/26/10	11/10/10	10/24/11	\$300,000	N/A	N/A	N/A
	074-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	Completed	10/19/10	10/26/10	11/10/10	02/01/11	N/A	N/A	N/A	N/A
	075-B	American Bank Center	401 North 4th Street	New Construction	Completed	10/19/10	10/26/10	11/10/10	10/15/12	\$3,200,000	\$3,046,296	\$125,000	\$3,500,000
	076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	01/12/11	01/25/11	02/07/11	02/21/11	\$60,000	N/A	N/A	N/A
	077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	03/09/11	03/22/11	04/17/11	08/24/11	\$20,000	\$45,433	\$68,200	\$120,000
	080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	06/08/11	06/28/11	08/10/11	02/01/15	\$27,000,000	\$23,947,483	\$175,000	\$23,500,000
	081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	07/12/11	07/26/11	08/10/11	01/15/14	\$3,100,000	\$3,535,146	\$243,500	\$3,000,000
	082-B	Daymarck, LLC	521 East Main Avenue	Lease	Completed	07/12/11	07/26/11	08/10/11	11/07/13	N/A	N/A	N/A	N/A
	083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	02/21/12	02/28/12	03/12/12	11/15/12	\$350,000	\$569,954	\$113,500	\$265,000
	084-B	Broadway Centre, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	02/28/12	03/12/12	07/31/14	N/A	N/A	N/A	N/A
	085-B	Pine Properties, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
	086-B	Pine Investment Company, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
	087-B	Pine Enterprises, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
	088-B	Pine Petroleum, Inc.	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
	089-B	Pine Oil Company	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
	090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	07/17/12	07/24/12	07/26/12	02/07/13	\$89,000	\$95,402	\$117,800	\$197,000
	091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	07/17/12	07/24/12	07/26/12	02/07/13	N/A	N/A	N/A	N/A
	092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	08/21/12	08/28/12	08/29/12	09/01/12	N/A	N/A	N/A	N/A
	095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	11/20/12	11/27/12	01/09/13	01/01/15	N/A	N/A	N/A	N/A
	096-B	Faass Lavida, LLC	510 East Main Avenue	Lease	Completed	01/15/13	01/22/13	02/21/13	09/01/13	N/A	N/A	N/A	N/A
	097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	06/18/13	06/25/13	06/27/13	10/01/13	N/A	\$73,514	N/A	N/A
	098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	06/18/13	06/25/13	06/27/13	12/20/13	\$72,421	\$93,607	\$41,300	\$90,000
	099-B	Arikota, LP (United Printing)	306 South 1st Street	New Construction	Completed	06/18/13	06/25/13	09/18/13	11/17/17	\$3,000,000	\$3,166,484	\$0	\$2,000,000
	100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	08/20/13	08/27/13	01/14/14	05/16/14	\$55,000	N/A	N/A	N/A
	101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	09/17/13	09/24/13	09/25/13	06/14/14	\$490,051	\$412,637	\$212,400	\$550,000
	102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	09/17/13	09/24/13	09/25/13	10/23/13	\$28,500	\$35,814	N/A	N/A
	103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	10/15/13	10/22/13	11/15/13	03/03/16	\$704,226	\$859,156	\$418,700	\$450,000
	104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	03/18/14	03/26/14	04/02/14	12/10/14	\$300,000	N/A	N/A	N/A
	105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/12/14	\$248,000	N/A	N/A	N/A
	106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/04/14	\$558,403	N/A	N/A	N/A
	107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	05/20/14	05/27/14	05/28/14	06/15/14	N/A	N/A	N/A	N/A
	108-B	George Yineman/Bismarck Realty Co.	113 South 5th Street	Lease	Completed	10/22/14	10/28/14	11/06/14	01/01/15	\$17,100	\$20,365	N/A	N/A
	109-B	William F. Cleary	100 West Broadway Avenue, Suite 308	Primary Residential	Completed	11/18/14	11/25/14	12/15/14	12/17/14	N/A	N/A	\$0	N/A
	RZ2014-001	110-B Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Improve	Completed	01/20/15	01/27/15	03/08/14	02/11/16	\$246,035	\$258,513	\$190,300	\$400,000
	RZ2015-001	111-B Juniper, LLC	315 East Broadway Avenue	Lease	Completed	02/17/15	02/24/15	03/27/15	09/24/15	N/A	N/A	N/A	N/A
	RZ2015-002	112-B Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	03/17/15	03/24/15	04/20/15	06/30/15	\$28,000	N/A	N/A	N/A
	RZ2015-003	113-B Leon 'Curly' Schoch	100 West Broadway Avenue, Suite 311	Primary Residential	Completed	04/30/15	05/12/15	06/03/15	06/10/15	N/A	N/A	\$0	N/A
	RZ2015-004	114-B The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	04/30/15	05/12/15	07/20/15	07/23/15	\$25,000	N/A	N/A	N/A
	RZ2015-006	115-B Rick and Lori Lee	100 West Broadway Avenue, Suite 318	Primary Residential	Completed	05/19/15	05/26/15	06/30/15	07/01/15	N/A	N/A	\$0	N/A
	RZ2015-005	116-B Kevin D. Reisenauer	100 West Broadway Avenue, Suite 309	Primary Residential	Completed	04/30/15	05/12/15	08/11/15	08/11/15	N/A	N/A	\$0	N/A
	RZ2015-007	117-B 100 West Main, LP	100 West Main Avenue	New Construction	Completed	09/15/15	09/22/15	11/23/15	02/02/18	\$5,206,732	\$5,677,613	\$20,000	\$3,000,000
	RZ2015-008	118-B Glasser Images, LLC	510 East Main Avenue	Lease	Completed	11/17/15	11/24/15	04/25/16	04/25/16	\$140,000	N/A	N/A	N/A
	RZ2015-009	119-B River Road Partners, LLC	212 East Main Avenue	Purchase w/ Improve	Completed	12/15/15	12/22/15	02/11/16	08/01/18	\$100,000	\$125,140	\$130,200	\$360,000
	RZ2016-001	120-B The Starving Rooster, LLC	512 East Main Avenue	Lease	Completed	06/21/16	06/28/16	07/20/16	03/31/17	\$600,000	N/A	N/A	N/A
	RZ2016-002	121-B Steven and Carl Hall	100 West Broadway Avenue, Suite 310	Primary Residential	Completed	10/18/16	10/25/16	11/16/16	11/16/16	N/A	N/A	\$0	N/A
	RZ2017-005	122-B NoodleZip	208 East Main Avenue	Lease	Completed	02/09/17	02/28/17	03/17/17	07/21/17	\$62,000	\$63,950	N/A	N/A
	RZ2017-007	123-B Mark Ruhland	101 West Broadway Avenue, Suite 302	Primary Residential	Completed	06/08/17	06/27/17	08/01/17	08/01/17	N/A	N/A	\$0	N/A
	RZ2017-009	124-B 701 Roots LLC	201 West Main Avenue	Rehabilitation	Completed	07/13/17	07/25/17	08/02/17	08/02/18	\$600,000	\$646,351	\$827,600	\$1,427,600
	RZ2017-010	125-B Active Life Chiropractic, PC	201 West Main Avenue	Lease	Completed	07/13/17	07/25/17	08/02/17	08/02/18	N/A	N/A	N/A	N/A
	RZ2017-012	126-B Harvester Truck Shop, LLC	122 North Mandan Street	Rehabilitation	Completed	08/10/17	08/22/17	08/28/17	08/29/18	\$590,000	\$633,413	\$349,400	\$1,000,000
	RZ2017-011	127-B Proximal 50, Inc	122 North Mandan Street	Lease	Completed	08/10/17	08/22/17	08/28/17	08/29/18	N/A	N/A	N/A	N/A
	RZ2017-006	128-B Traci and Bruce Maragos	100 West Broadway Avenue, Suite 306	Primary Residential	Completed	04/13/17	04/25/17	09/19/17	09/19/17	N/A	N/A	\$0	N/A
	RZ2017-008	129-B Lester and Patricia Neff	102 West Broadway Avenue, Suite 320	Primary Residential	Completed	06/08/17	06/27/17	09/26/17	09/26/17	N/A	N/A	\$0	N/A
	RZ2017-014	130-B Butterhorn, Inc	210 East Main Avenue	Lease	Completed	09/14/17	09/26/17	10/03/17	05/11/18	\$860,000	\$492,641	N/A	N/A
	RZ2017-013	131-B Advanced Skin Support, LLC	401 East Broadway Avenue	Lease	Completed	09/14/17	09/26/17	10/18/17	01/12/18	\$300,000	N/A	N/A	N/A
	RZ2017-016	132-B Rolf Eggers	112 North 4th Street	Purchase w/ Improve	Approved	10/12/17	10/24/17	10/30/17		\$127,700	Pending	\$220,400	\$350,000
	RZ2017-017	133-B Boutique Twenty-Three, LLC	201 West Main Avenue	Lease	Completed	10/12/17	10/24/17	10/30/17	08/11/18	\$50,000	N/A	N/A	N/A
	RZ2017-019	134-B The Barbers Wife, LLC	401 East Broadway Avenue	Lease	Completed	11/09/17	11/27/17	12/04/17	08/07/18	N/A	N/A	N/A	N/A
	RZ2017-020	135-B Anima Cucina, LLC	101 North 5th Street	Lease	Completed	12/14/17	12/26/17	01/12/18	10/30/18	\$222,244	N/A	N/A	N/A
	RZ2019-001	140-B Todd Neff	100 West Broadway Avenue, Suite 316	Primary Residential	Completed	04/11/19	04/23/19	04/26/19	04/26/19	N/A	N/A	\$0	N/A
	RZ2018-004	138-B Soul Haven Studios, LLP	209 West Main Avenue	Lease	Completed	11/08/18	11/27/18	12/05/18	06/25/19	\$250,000	N/A	N/A	N/A

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RZ2018-003	137-B	The Craftcade, LLC	405 North 4th Street	Lease	Completed	03/08/18	03/27/18	04/11/18	05/15/19	\$215,000	\$227,267	N/A	N/A
RZ2017-018	139-B	Schuetz Development, LLC	420 East Main Avenue	Purchase w/ Improve	Approved	11/09/17	12/18/18	12/20/18		\$7,182,725	Pending	\$5,509,100	\$7,275,000
RZ2018-002	136-B	Invision Property, LLP	815 East Main Avenue	Rehabilitation	Completed	02/08/18	02/27/18	10/14/19	04/26/19	\$968,000	\$999,446	\$426,500	\$1,000,000
RZ2018-005	141-B	630 Main Apartments	630 East Main	New Construction	Approved	01/10/19	02/26/19	05/01/19		\$8,200,000	Pending	\$0	\$8,200,000
RZ2019-002	142-B	Brick Oven Bakery, LLC	112 North 4th Street	Lease	Approved	05/09/19	05/28/19	06/10/19		\$127,700	N/A	N/A	N/A
RZ2019-003	143-B	First Street Lofts	215 S 1st Street	New Construction	Approved	06/13/19	06/25/19	06/27/19		\$7,700,000	Pending	\$186,800	\$7,700,000
										\$94,677,596	\$65,138,651	\$22,652,680	\$93,382,000