



Community Development Department

RENAISSANCE ZONE AUTHORITY MEETING AGENDA

April 8, 2021

Tom Baker Meeting Room

4:00 p.m.

City-County Office Building

SPECIAL NOTICE ON PUBLIC PARTICIPATION

Watch live meeting coverage on Government Access Channels 2 & 602HD, listen to Radio Access 102.5 FM Radio, or stream FreeTV.org and RadioAccess.org. Agenda items can be found at www.bismarcknd.gov/agendacenter.

Due to ongoing public health concerns related to COVID-19, the City of Bismarck is encouraging citizens to provide their comments via email to dnairn@bismarcknd.gov. The comments will be sent to the Renaissance Zone Authority prior to the meeting and included in the minutes of the meeting. To ensure your comments are received and distributed prior to the meeting, please submit them by 12 noon on the day of the meeting and reference the agenda item your comment addresses.

If you would like to appear via video or audio link for the public input / comment section of

the agenda, please provide your e-mail address and contact information to dnairn@bismarcknd.gov at least one business day before the meeting.

The physical meeting room will be open to the public, but we certainly understand the public wishing to limit their exposure at this time, while still participating in government. Before entering the City-County Office Building, all individuals should self-screen for COVID-19 symptoms or potential exposure and, if unable to pass the screening protocol, will be expected to participate remotely in the meeting for the public's safety.

It is anticipated that some of the Renaissance Zone Authority members will be attending this meeting in person and others will be participating remotely.

Full agenda starts on next page.



MINUTES

1. Consider approval of the minutes of the February 11, 2021 regular meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. Prince Hotel Rehabilitation | 114 North 3th Street

- Downtown Design Review | DDR2021-002.....6

Staff recommendation: Approve

☐ approve ☐ continue ☐ table ☐ deny

3. Downtown Street Improvement Project | Thayer, Broadway, 4th, 5th, and 6th St.

- Downtown Design Review | DDR2021-003..... 15

Staff recommendation: Approve

☐ approve ☐ continue ☐ table ☐ deny

- Downtown Streetscape Standards Amendment

Staff recommendation: Approve

☐ approve ☐ continue ☐ table ☐ deny

OTHER BUSINESS

4. Report from Staff
5. Report from the Downtowners

ADJOURNMENT

6. **Adjourn.** The next regular meeting is scheduled for **May 13, 2021.**

Enclosure: *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
February 11, 2021**

The Bismarck Renaissance Zone Authority met on February 11, 2021 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street. Due to ongoing public health concerns related to COVID-19, the meeting was held remotely via the online platform Zoom as well as the meeting room. Vice Chair Van Orman presided.

Authority members present were Joe Fink, Dustin Gawrylow, Todd Van Orman, and Greg Zenker.

Authority members Jim Christianson, Curt Walth and George Keiser were not present.

Technical Advisor Steph Smith was present.

Technical Advisor Bruce Whittey was not present.

Staff members present were Brady Blaskowski (Building Official), Sandra Bogaczyk (Office Assistant II), Jannelle Combs (City Attorney), Will Hutchings (Planner), and Daniel Nairn (Senior Planner).

Guests present were Kate Herzog (The Downtowners) and Kathleen Jones (Burleigh County Commissioner).

CALL TO ORDER

Vice Chair Van Orman called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the January 14, 2021 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Gawrylow to approve the minutes of the January 14, 2021 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Zenker and Vice Chair Van Orman voting in favor.

**DOWNTOWN DESIGN REVIEW – 215 WEST THAYER AVENUE
BACHMEIER, LLLP AND APPLEWOOD HOMES AND CO. – DEMOLITION**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Applewood Homes and Co., is requesting Downtown Design Review approval of the demolition of the duplex at 215 West Thayer Avenue. Mr. Nairn stated that the land is being cleared for sale on the market as

either a commercial or residential property. Due to a basement fire in the west unit of the duplex in October, 2020, the owner states that the unit is not suitable for habitation due to the damage. Mr. Nairn stated that although the duplex was built in 1929 the property is not within the Downtown Historic District and not individually listed on the National Register of Historic Places.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed demolition for 215 West Thayer Avenue as presented in all submitted documents and materials, with the following conditions:

1. After demolition, the vacant lot is finished to satisfy all conditions of Section 14-04-21.2 (4)(k) of the City Code of Ordinances.
2. Any substantive revisions to the approved demolition must be reconsidered by the Downtown Design Review Committee prior to implementation.

Mr. Zenker asked if there is a timeline established for completing the demolition. Mr. Nairn stated that he was told the utilities would be cut off in February but unaware of a final timeline.

There was discussion about the difficulty the applicant might have growing grass in the current sub-zero weather conditions and what historically has been allowed during winter demolitions regarding maintaining ground cover. Mr. Nairn stated that remediation must occur within 60 days of the demolition and that an extension has been given due to weather conditions. Mr. Blaskowski stated that in terms of enforcement, the Building Inspections division would respond to any neighbor complaints if made, but stated he does not recall a situation where an owner has not conformed to ordinance in an appropriate amount of time.

Authority members asked staff to confirm that the applicant has title to the property before the demolition occurs. Ms. Combs stated that any motion passed by Authority members does not supersede ownership rights.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Zenker to approve the demolition for 215 West Thayer Avenue as presented in all submitted documents and materials, with the following conditions:

1. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.
2. After demolition, the vacant lot is finished to satisfy all conditions of Section 14-04-21.2 (4)(k) of the City Code of Ordinances.

3. Applicant verifies ownership of property.

The motion passed with members Fink, Gawrylow, Zenker and Vice Chair Van Orman voting in favor.

OTHER BUSINESS

Mr. Hutchings stated that the Planning and Zoning Commission is considering a request to amend the City Zoning Ordinance to allow domestic distilleries to create no more than 25,000 gallons of spirits per year within the DF-Downtown Fringe and DC-Downtown Core districts which overlap with portions of the Renaissance Zone. The use would be referred to as a Micro Brew-Pub and applicants would have to apply and be approved for a special use permit, which is a public process, with approval from the Planning and Zoning Commission.

Mr. Fink asked if it would apply to only commercial property. Mr. Hutchings affirmed.

REPORT FROM THE DOWNTOWNERS

Ms. Herzog reported that S.B. 2139 which would create neighborhood zones, similar to renaissance zones. She stated that she has met with the North Dakota Commerce Department to discuss how the proposal would work for Bismarck, specifically.

Ms. Herzog stated that the 56-unit residential property at 215 South 1st Street, known as First Street Lofts, is nearing completion of the exterior while the interior is under construction.

Ms. Herzog stated that the 52-unit residential and commercial project known as 630 Main Apartments at 630 East Main is building the first floor.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:19 p.m. to meet again on March 11, 2021.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Todd Van Orman
Vice Chair



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 2

April 8, 2021

Application for: Downtown Design Review

TRAKiT Project ID: DDR2021-002

Project Summary

Title:	Prince Hotel Rehabilitation
Status:	Renaissance Zone Authority
Owner(s):	Transition Florida, LLC
Project Contact:	Rolf Eggers, property owner Mark Klein, Dakota West Contracting Brett Donat, EAPC Architects
Location:	On the west side of 3 rd Street between East Main Avenue and East Broadway Avenue (114 N 3 rd Street)
Request:	Storefront and façade improvements to existing mixed-use building



Staff Analysis



Existing Condition of 114 N 3rd Street

Transition Florida, LLC is requesting downtown design review approval of storefront and façade improvements to the existing mixed-use building named Prince Hotel at 114 North 3rd Street.

A Renaissance Zone rehabilitation project was tentatively approved by the ND Department of Commerce – Division of Community Services for this parcel on October 29, 2020. The Renaissance Zone

Authority recommended approval on October 8, 2020. The interior portions of this project are currently underway. The designs for exterior modifications had not been completed at the time of approval, so the downtown design review approval was not included in that action.

The designs are generally aligned with the scope of the Renaissance Zone project, as described during project approval. The ground floor includes commercial spaces for lease, as well as a hallway leading to elevator access to residences on upper floors. There would be two commercial spaces. One would be remodeled entirely and the other would receive a new door and entrance corridor.

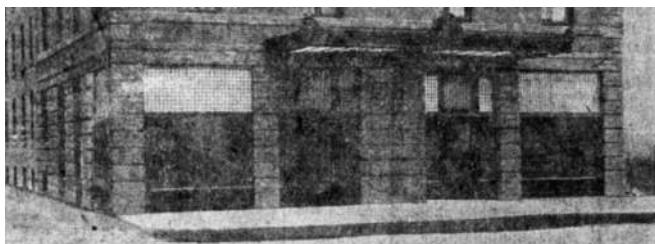
The proposed alterations include an entirely new aluminum storefront system in a black color with recessed doors, a canopy, and upgraded hardware. The original Hebron brick façade would not be altered. It was deemed to be in sound condition during the Renaissance Zone project approval.

This building is a contributing structure to the Downtown Historic District and is also individually listed on the

(continued)

National Register of Historic Places. It was constructed in 1916 with an addition to the north in 1926. Many of the original historic elements on the exterior remain in place in good condition, and the applicant intends to preserve the historic character of the building with the rehabilitation. All ordinance requirements that pertain to historically significant buildings would apply.

The new storefronts would be placed in the same openings as the original and maintain many of the same elements. A matching aluminum canopy would be centered above the storefronts. A metal band bulkhead would be used along the base. A transparent glass would be used for storefront windows. The areas originally covered in leaded glass would remain transparent. The storefronts have changed a number of times over the years, and the proposal would more closely resemble the original conditions.



Van Horn Hotel Bismarck Tribune 1919



Prince Hotel National Register File 1984



Sunrise Apartments 2016

The downtown design guidelines encourage the type of ground-level commercial frontages that are proposed. The proposed storefronts also include a high degree of visibility. The door recesses of three feet would comply with ordinance requirements.

Parking is located entirely in the rear of the building on a separate lot across the alley and is visually screened from the primary street. The zoning ordinance does not require any off-street parking in the DC – Downtown Core zoning district.

The project would also include three flags hung on the front façade between the third and fourth floors and decorative sconce lighting installed on the brick areas between the storefronts. New signs are proposed, both on the new canopy and at the pediment, to brand the building as Prince. The contractor would anchor all of the façade attachments into the mortar, rather than the brick, to help preserve the original brick material.

Two street trees currently existing in front of the building are intended to remain (they are omitted from the designs for visualization purposes only).

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 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 design for 114 North 3rd Street as presented in all submitted documents and materials, with the follow conditions:

1. An encroachment permit is granted from City Engineering for the canopy and any other encroachment into the City right-of-way

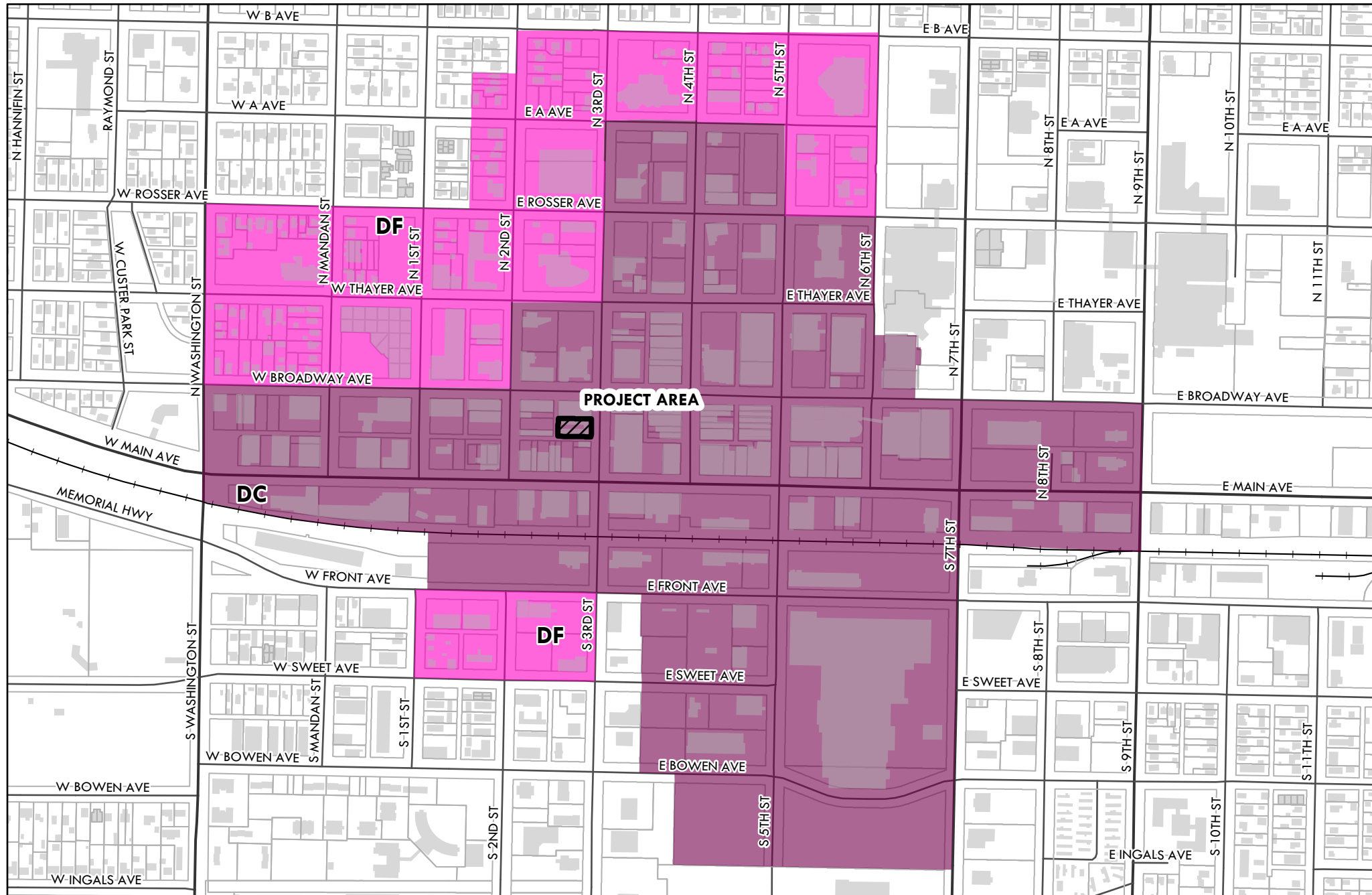
(continued)

2. 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, Senior Planner
701-355-1854 | dnairn@bismarcknd.gov





Prince Hotel

Updating:
Exterior Storefront
Windows
Exterior Front Doors
Exterior Lighting
Add Canopy
Add Signage









Recessed Entry Doors



Black Aluminum Canopy





CLIENT

Transitions Florida, LLC

PROJECT DESCRIPTION

**Prince Hotel
Storefront / Front
Lobby remodel**

CITY Bismarck

STATE ND

ISSUE DATES

CD	Downtown Design Review	3-15-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204830

DRAWN BY: BJD

CHECKED BY: BJD

COPYRIGHT:

All other specifications, conditions, materials, methods, and other requirements are hereby incorporated by reference into this contract. The contractor shall be responsible for obtaining all necessary permits, licenses, and other approvals from the appropriate authorities.

DRAWING TITLE

Site Plan

A101

CLIENT

ROLF EGGERS

PROJECT DESCRIPTION

PRINCE HOTEL

CITY BISMARCK

STATE ND

ISSUE DATES

PRELIMINARY -
NOT FOR
CONSTRUCTION

BP1 BID PACKAGE #1 - FOR
CONSTRUCTION 01/29/2021

MARK DESCRIPTION DATE

PROJECT NO: 20204830

DRAWN BY: DTC

CHECKED BY: BJD

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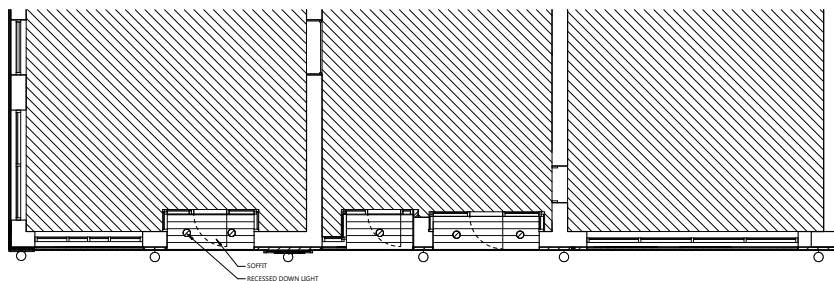
FIRST FLOOR PLAN
FIRST FLOOR
REFLECTED CEILING
PLAN

A201

LEGEND:

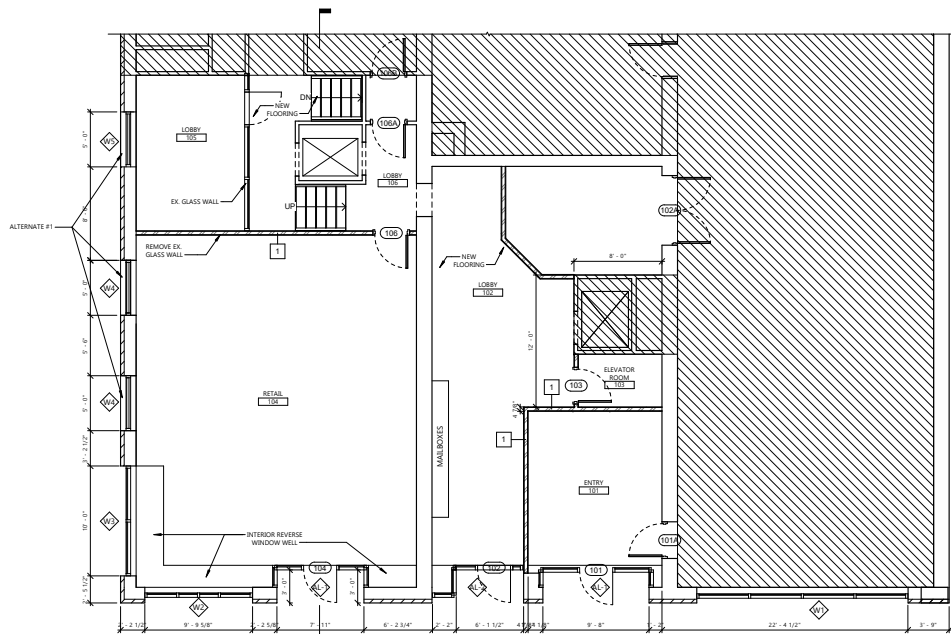
 EXISTING AREAS TO REMAIN

 REMODELED AREAS



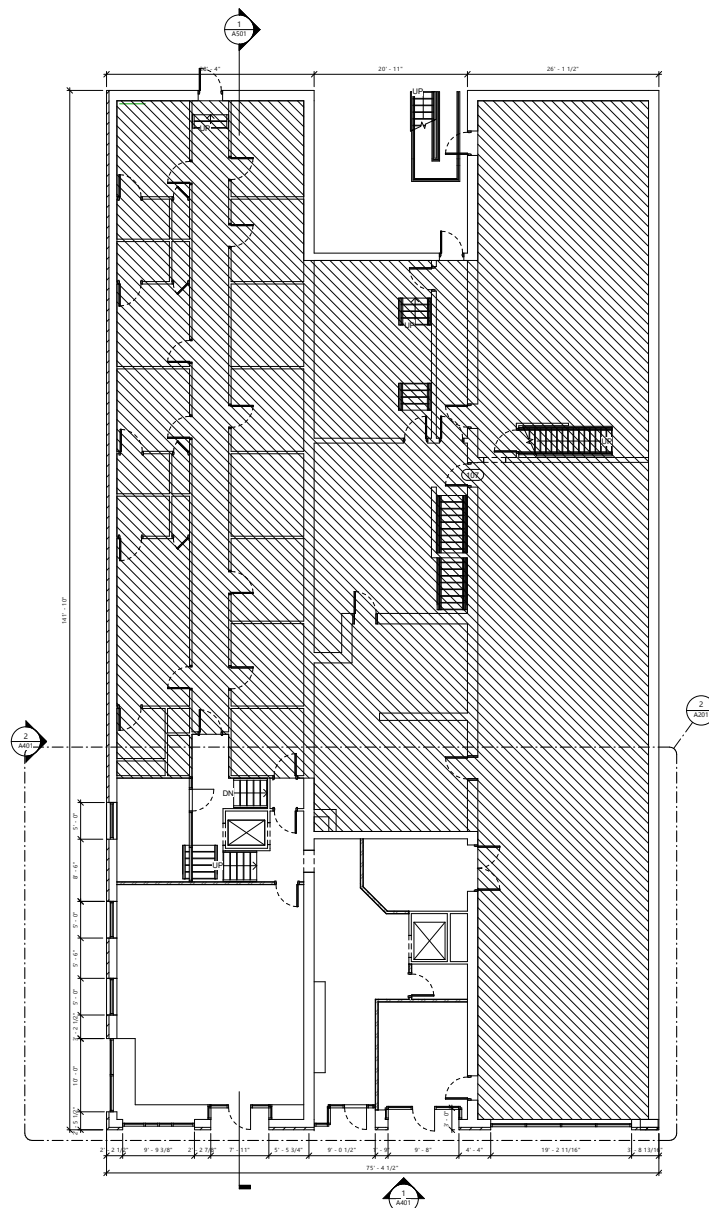
3 FIRST FLOOR REFLECTED CEILING PLAN

A201 3/16" = 1'-0"



2 ENLARGED FIRST FLOOR PLAN

A201 3/16" = 1'-0"



1 FIRST FLOOR PLAN

A201 1/8" = 1'-0"

A401

CLIENT

ROLF EGGERS

PROJECT DESCRIPTION

PRINCE HOTEL

CITY BISMARCK

STATE ND

ISSUE DATES

PRELIMINARY -
NOT FOR
CONSTRUCTION

MARK	DESCRIPTION	DATE
BP1	BID PACKAGE #1 - FOR CONSTRUCTION	01/29/2021

PROJECT NO: 20204830

DRAWN BY: WAL

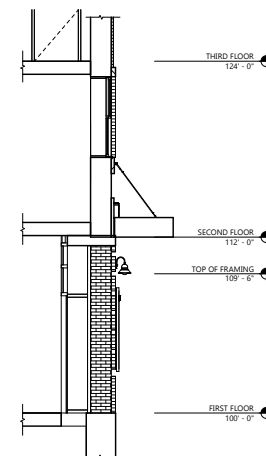
CHECKED BY: BJD

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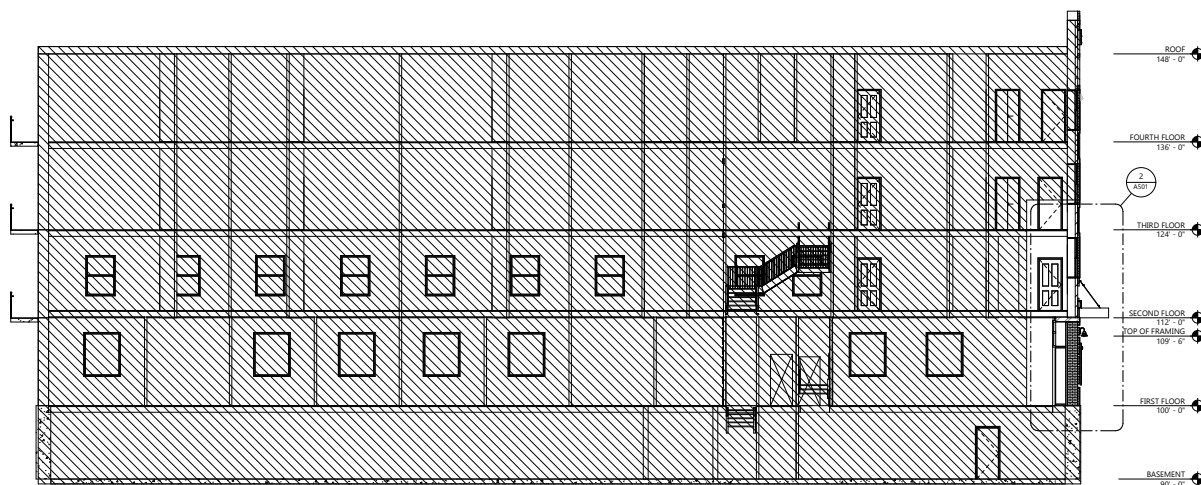
DRAWING TITLE

BUILDING SECTIONS

A501



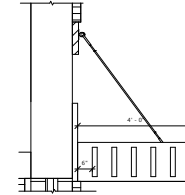
2
A501 1/4" = 1'-0"



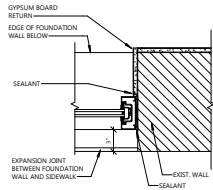
1
A501 1/8" = 1'-0"

BUILDING SECTION

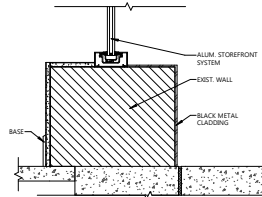
DOOR SCHEDULE					
DOOR NO.	WIDTH	HEIGHT	DOOR PANEL TYPE	FRAME TYPE	COMMENTS
101	2' - 11 23/32"	7' - 8 1/4"			
101A	3' - 0"	8' - 0"	HQ2	HM-10	
102	3' - 0"	8' - 9 1/2"			
102A	3' - 0"	7' - 0"	F	HM-00	
103	3' - 0"	7' - 0"	F	HM-00	
104	3' - 0"	8' - 0"	F		
105	3' - 0"	7' - 0"	F	HM-00	1 HR RATED
106A	3' - 0"	7' - 0"	HQ2	HM-10	
106B	3' - 0"	7' - 0"	HQ2	HM-10	
107	3' - 0"	7' - 0"	F	HM-00	



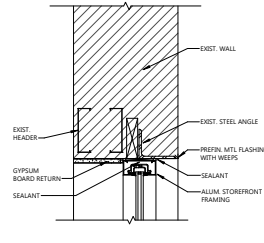
8 CANOPY DETAIL
1/2" = 1'-0"



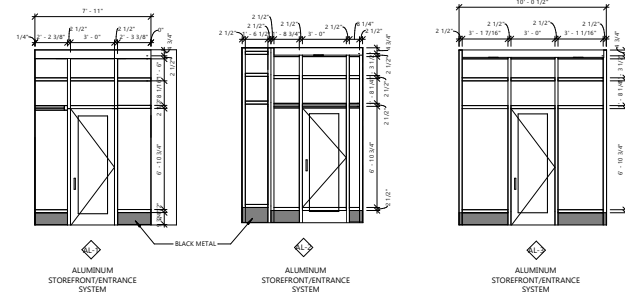
5 AL STOREFRONT JAMB
1 1/2" = 1'-0"



4 AL STOREFRONT SILL
1 1/2" = 1'-0"

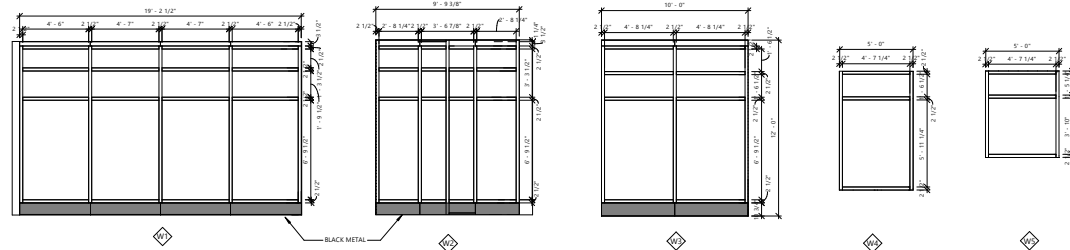


3 AL STOREFRONT HEAD
1 1/2" = 1'-0"



2 ALUMINUM STOREFRONT/ENTRY SYSTEMS
1/4" = 1'-0"

BLACK ALUMINUM FRAMEWORK - CLEAR GLASS
EX. AL DOORS - PANIC DEVICE
CLOSER
EXTERIOR TRIM (VINTAGE) 1000 ALLOW PER DOOR
SWEEP - THRESHOLD/INCLUDE ALL EXTERIOR CAULKING



1 WINDOW ELEVATIONS
1/4" = 1'-0"

CLIENT

ROLF EGGERS

PROJECT DESCRIPTION

PRINCE HOTEL

CITY

BISMARCK

STATE

ND

ISSUE DATES

PRELIMINARY -
NOT FOR
CONSTRUCTION

BP1	BD PACKAGE #1 - FOR CONSTRUCTION	01/29/2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204830

DRAWN BY: WAL

CHECKED BY: BJD

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DRAWING TITLE
WINDOW ELEVATIONS
DOOR SCHEDULE
DETAILS

A801



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 3

April 8, 2021

Application for: Downtown Design Review

TRAKiT Project ID: DDR2021-003

Project Summary

Title:	Downtown Streetscape Improvement Project
Status:	Renaissance Zone Authority
Owner(s):	Public
Project Contact:	Gabe Schell, PE City Engineer
Location:	Segments of East Thayer Avenue, East Broadway Avenue, North 4 th Street, North 5 th Street, and North 6 th Street
Request:	Repair and upgrade portions of street, including new curb extensions and landscaping



Staff Analysis

The City of Bismarck is requesting Downtown Design Review approval for roadway and streetscaping improvements to segments of East Thayer Avenue, East Broadway Avenue, North 4th Street, North 5th Street, and North 6th Street. The area affected by the project is shown on the attached map.

The Concrete and Pavement Repair (CPR) project would be funded in part through the North Dakota Department of Transportation (NDDOT), under Project UGP-1-981(120) & UGP-1-981(122).

The project would include several components:

- The pavement of the street would be repaired, including new sealant on low-severity cracks and replacement for high-severity cracks.
- The angled parking on North 4th Street would be switched from the west to the east side. The number of overall spaces would not decrease.
- Aging water mains under North 4th Street and North 5th Street would be replaced.
- Obsolete equipment would be removed, such as traffic control device poles, previously used before a conversion to two-way traffic.

- Streetlights would be upgraded to LED lighting.
- ADA ramps would be repaired and moved to more appropriate crossing locations.
- Nine additional sidewalk curb extensions are proposed at six intersections.
- New street trees would be planted and existing tree surrounds would be expanded, as needed, and replaced with a consistent treatment of porous flexible pavement.

The scope of the project does not alter the overall streetscape design of Chancellor Square, including the raised planters, benches, existing curb extensions, and bike racks. These features would remain in place, except where minor changes or repairs may be necessary.

The Engineering Department proposes to complete final designs of the project this summer and initiate construction in the Summer of 2022. Steps would be taken to limit the impacts of construction, including phasing the project, advanced notification, and continued access to sidewalks throughout the project. An

(continued)

open public comment period is currently underway and comments will be collected until April 14.

All of the proposed project is in the DC – Downtown Core zoning district, and thus subject to downtown design review approval as a “streetscape installation or modification” through 14-04-21.1(4)b of the City Code of Ordinances. The scope of the Downtown Design Committee’s purview is related to the design elements and aesthetic impact to the downtown streetscape, and not the financing, construction, or engineering of the project. Authority members with comments related to these items are encouraged to use the open public comment process.

Several elements of the Downtown Design Guidelines may apply to the project, including the following:

- *Make neighborhoods walkable.* Create neighborhoods that are pedestrian-friendly by incorporating human-scale details. Add elements to protect the pedestrians from the weather, such as adding a canopy or awning. The disruption of pedestrian paths by service alleys should be minimized.
- *Design public spaces to encourage street level activity.* Provide adequate spacing for possible outdoor activities, such as outdoor dining or vending. Take into account the flow of pedestrian traffic and design the outdoor space in a way that does not hamper the flow.
- *Give outdoor open spaces a purpose and function.* Plan the space to meet the needs of the expected users. Allow for flexibility within the space to accommodate the changing conditions.
- *Design to increase vegetation.* Add vegetation to enhance the sense of place and tie the site into the surrounding natural environment. Consider giving vegetation a dual purpose. For example, trees could screen a parking lot or ramp while providing shade.

The two elements of the project most relevant to the design guidelines are the curb extensions and landscaping.

The addition of nine curb extensions would improve pedestrian safety and comfort in several ways. The extensions enhance the visibility of pedestrians to motorists at the intersection and reduce the crossing distance which minimizes exposure. They provide a place to wait for crossing, and greater space for ADA ramps and potentially more streetscape programming. Curb extensions have been in place in Chancellor Square since the mid-1970s, and all of these will remain. Two illustrations are provided that show how new curb extensions will be integrated into the intersections.

The landscaping proposal would add approximately twenty new street trees. Several replacement trees will be planted in wells that are empty, and existing tree wells will be expanded to 36 square feet to conform with the Downtown Streetscape Standards. The City Forester recommends this size to capture enough water to maintain the ongoing health of trees. Landscaping is a very small portion of the project budget but will have a noticeable impact on the character of the project area. Street trees provide many benefits, as outlined in the Downtown Streetscape Standards.

Staff propose one change to the Downtown Streetscape Standards related to tree wells. Currently, either tree grates or removable pavers are the standard in primary urban streets. The purpose is to allow water filtration while maintaining pedestrian access. Staff from Forestry, Engineering and Community Development recommend amending these standards to allow use of flexible porous pavement, a product that has been utilized by a growing number of cities for this purpose. A draft of the amended streetscape standards is attached. The Downtown Design Review Committee is authorized to make minor amendments to these standards.

Staff believe flexible porous pavement will be easier to maintain and lower cost, while providing all the functionality of grates. Staff propose using a dark brown natural color to distinguish the area from the concrete sidewalks. The proposal is to use this product on new and replacement tree wells to allow a consistent treatment in this area.

(continued)

The project is still within the public comment period and may be altered as a result of feedback or during the final engineering design stage. The Downtown Design Review Committee action would apply to the overall design concept and its application to the project area, and not necessarily each specification.

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 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 design of the proposed streetscape

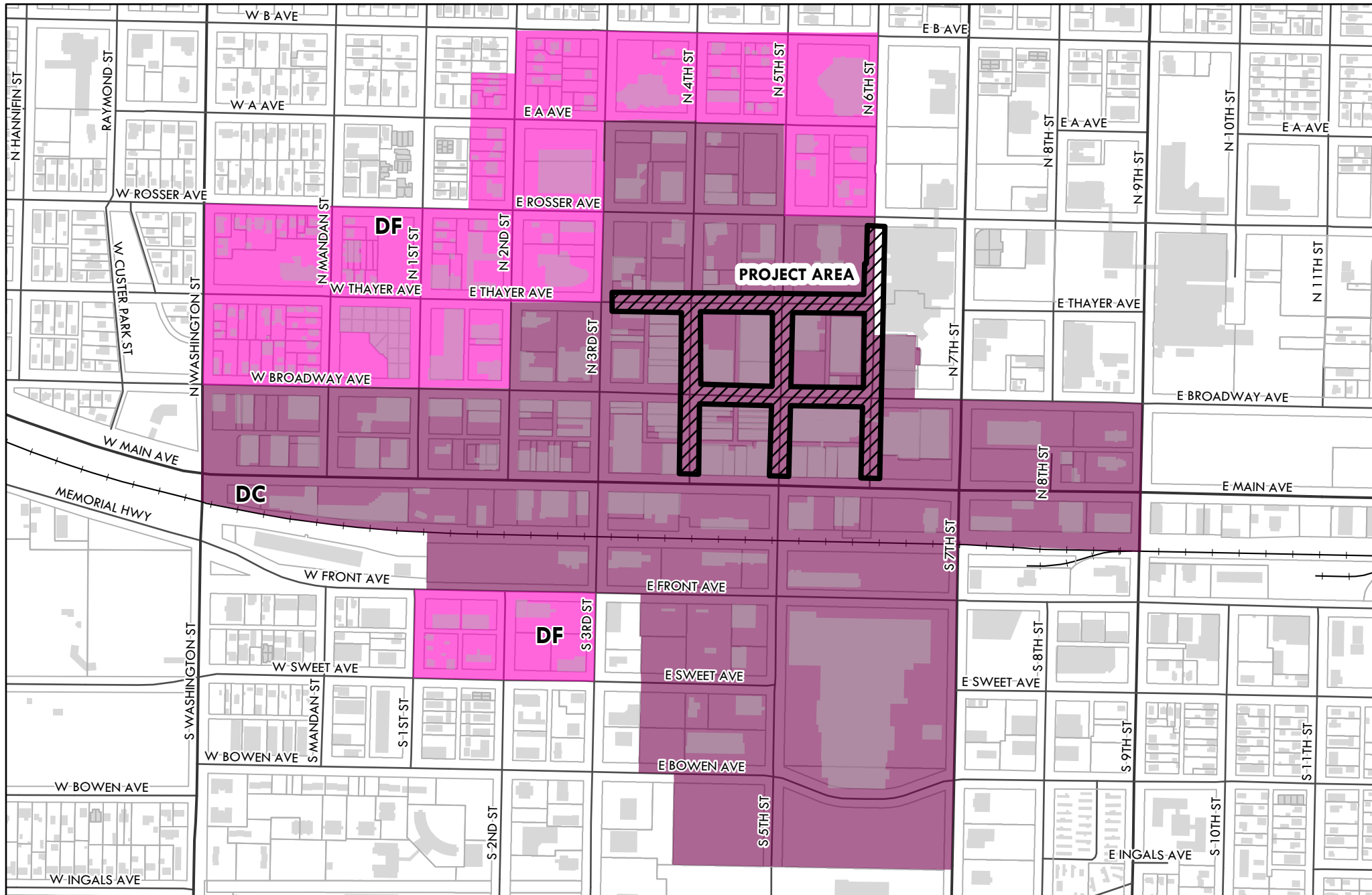
improvements for East Thayer Avenue, East Broadway Avenue, North 4th Street, North 5th Street, and North 6th Street as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Staff recommends a minor amendment to the Downtown Streetscape Standards related to use of flexible porous pavement for tree plantings, as shown in the attached revised draft.

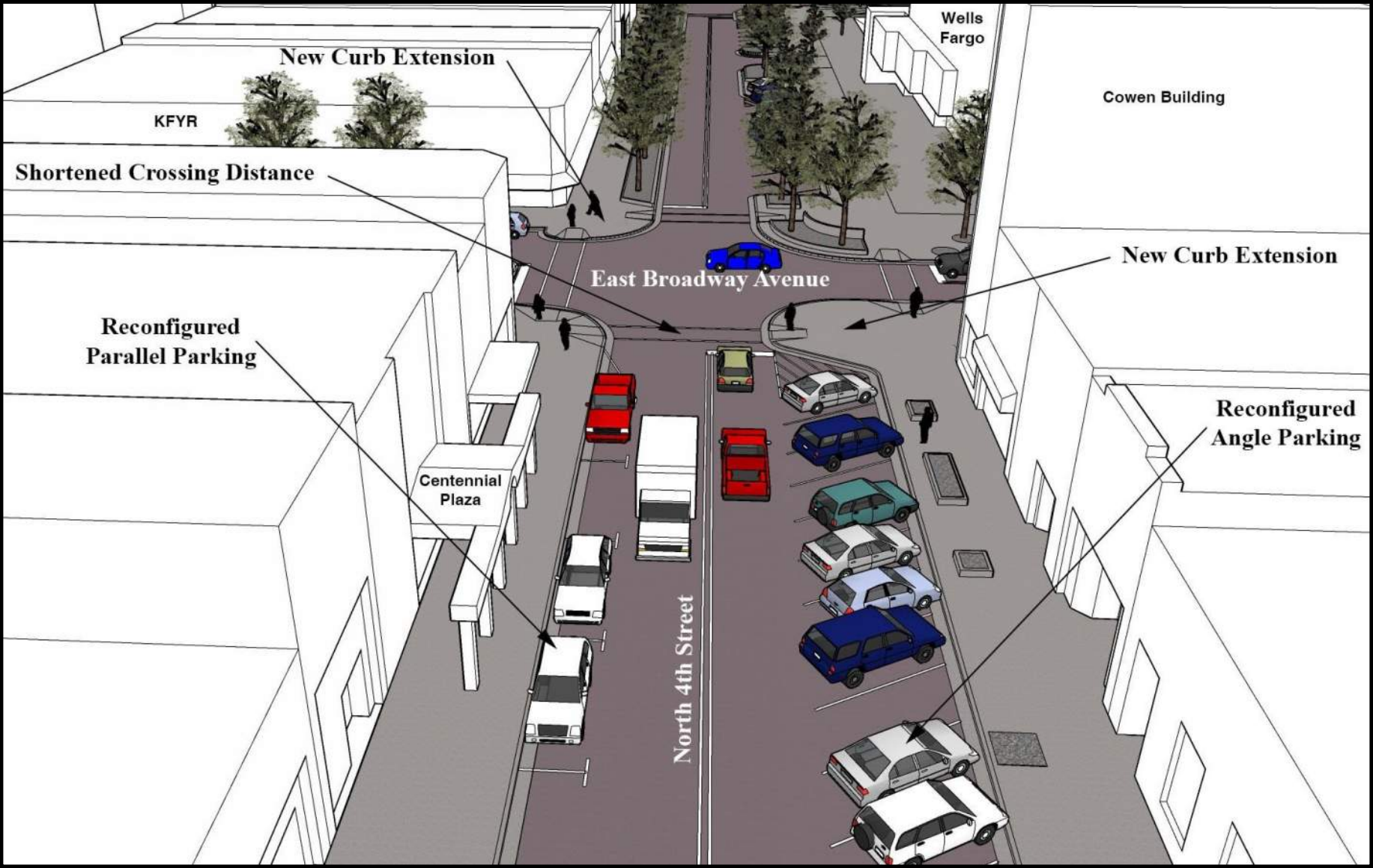
Attachments

1. Location Map
2. Renderings of two intersections
3. Proposed locations of tree plantings
4. Excerpt from Downtown Streetscape Standards proposed for amendment

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

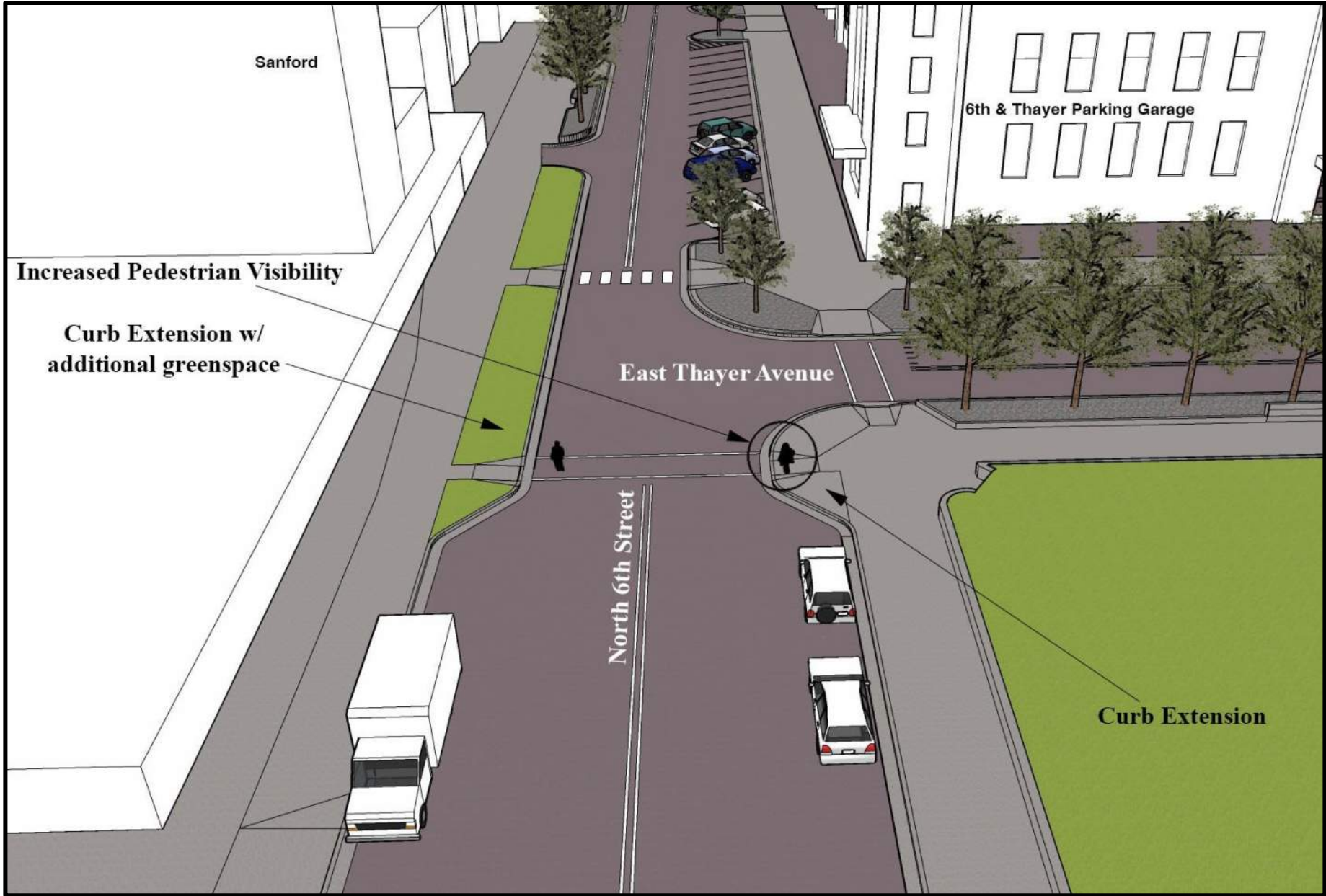


Proposed Changes to North 4th Street and East Broadway Avenue



↑ North

Proposed Changes to N 6th Street and East Thayer Avenue



HC 128 - Downtown CPR Project - UGP-1-981(120) & UGP-1-981(122)



adjacent to surface parking lots on primary and secondary urban streets, but an alternative design may be used if desired.

- b. **Streetscape Zone:** Walls/railings should be placed along the property line with minimal encroachment in the building zone.
- c. Walls/railings should generally be between 3-4 feet tall. Walls should not obstruct visibility of the lot from the sidewalk, but only create a defined visual edge.
- d. Walls/railings on signature streets or Chancellor Square should generally conform to the "Railing Specification Sheet," included as an appendix to these standards.

8. Tree Planting



Street trees are planted to line the edge of the public right-of-way, either within a grassy boulevard or within a tree well cut into a paved sidewalk. If planted and sited properly, street trees provide a range of benefits, including shade in the summer, interception of stormwater, aesthetic quality, traffic calming, reduction of heat island effect, and an economic premium for adjacent commercial uses.

The following design specifications are used for all tree plantings:

- a. **Street Type:** Tree plantings are located in every street type. In street types above neighborhood street, where a landscaped boulevard is not available, a tree well shall be used for an individual street tree.
- b. **Streetscape Zone:** Tree plantings are located in the furnishing/landscaping zone.
- c. The trunk of a tree is typically planted approximately 3 feet from the back of curb with equidistant spacing of 3 trees per 100 linear feet of roadway. Slight deviation from the equal spacing may be necessary to avoid other streetscape elements.
- d. A street tree planting permit is required from the Forestry Division of the Public Works Department prior to any planting in the public right-of-way.
- e. Each tree well should be a minimum of 36 square feet in area to allow healthy growth of a shade tree. The tree well should extend through the full width of the furnishing/landscaping zone. A 6-foot by 6-foot square may be used, or a rectangular well oriented parallel to the street edge may be used. However, in no circumstances may the well be less than 3 feet in width.



Example of hardscaped tree well surface



Example of flexible porous pavement



Example of tree grate

f. In the neighborhood streets and secondary urban streets, the tree wells may be surfaced with organic mulch of a natural color, which should be replenished as needed.

f.g. In the primary urban streets and above, the tree wells should be designed to handle foot traffic. Three treatment options are available. A flexible porous pavement in a dark brown color may be used filled to the grade of the sidewalk. Secondly, Bricks-bricks or stones ~~should~~ may be placed in a basket-weave pattern around the organic mulch to allow water to filter through. The blocks can be removed by the Bismarck Forestry Division as the tree trunk grows. Third, tree grates may be utilized. The City Forester should be consulted prior to selection of tree well surfacing. This is preferred over tree grates, which remain an option.

g.h. A species should be selected based on the amount of space available in the tree well or boulevard, contingent upon the City Forester's approval. See the Bismarck Street Tree Guide for a catalog of options.

h.i. All provisions of Section 14-03-11 (Landscaping and Screening) of the Bismarck Code of Ordinances should be followed, as well as general tree planting specifications of the Bismarck Forestry Division.

9. Planter



Planters are raised concrete beds that contain ornamental trees, shrubbery, flowers, or other vegetation. Street trees may be planted within larger planter beds.

The following design specifications are used for all planters:

- a. **Street Type:** Raised concrete planters are utilized in Chancellor Square and signature streets, where space allows. Other types of portable planters may be utilized in other street types with an encroachment agreement.
- b. **Streetscape Zone:** Raised concrete planters are placed in the furnishing/landscaping zone. Other portable planters, typically supplied by the adjoining business, should be placed in the building zone.
- c. The height of raised concrete planters and the width of the wall should be suitable for seating (14 to 18 inches in height and 8 to 12 inches in wall width). In no circumstance may the height be greater than 3 feet.

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

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, Inc.	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	Gartner's Capital Shoe Hospital	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 Sayler	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	N/A	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	N/A	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 Heutle 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 Keimele	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

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

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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
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	N/A	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	N/A	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 Lavidia, 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	\$73,996	\$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	N/A	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	N/A	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	N/A	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	N/A	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	N/A	N/A
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
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
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	03/17/15	03/24/15	04/20/15	06/30/15	N/A	N/A	N/A	N/A
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	N/A	N/A
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	N/A	N/A	N/A	N/A
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	N/A	N/A
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	N/A	N/A
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
118-B	Glasser Images, LLC	510 East Main Avenue	Lease	Completed	11/17/15	11/24/15	04/25/16	04/25/16	N/A	N/A	N/A	N/A
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
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Completed	06/21/16	06/28/16	07/20/16	03/31/17	N/A	N/A	N/A	N/A
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	N/A	N/A
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
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	N/A	N/A
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
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
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
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
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	N/A	N/A
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	N/A	N/A
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
131-B	Advanced Skin Support, LLC	401 East Broadway Avenue	Lease	Completed	09/14/17	09/26/17	10/18/17	01/12/18	N/A	N/A	N/A	N/A

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

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
132-B	Newgen 1, LLC	112 North 4th Street	Purchase w/ Improve	Completed	10/12/17	10/24/17	10/30/17	03/03/20	\$127,700	\$113,948	\$220,400	\$350,000
133-B	Boutique Twenty-Three, LLC	201 West Main Avenue	Lease	Completed	10/12/17	10/24/17	10/30/17	08/11/18	N/A	N/A	N/A	N/A
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
135-B	Anima Cucina, LLC	101 North 5th Street	Lease	Completed	12/14/17	12/26/17	01/12/18	10/30/18	N/A	N/A	N/A	N/A
136-B	Invision Property, LLP	815 East Main Avenue	Rehabilitation	Completed	02/08/18	02/27/18	03/07/18	04/26/19	\$968,000	\$999,446	\$426,500	\$1,000,000
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
138-B	Soul Haven Studios, LLP	209 West Main Avenue	Lease	Completed	11/08/18	11/27/18	12/05/18	04/26/19	N/A	N/A	N/A	N/A
139-B	Schuett 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
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	N/A	N/A
141-B	630 Main Apartments	630 East Main Avenue	New Construction	Approved	01/10/19	02/26/19	05/01/19		\$8,200,000	Pending	\$0	\$8,200,000
142-B	Brick Oven Bakery, LLC	112 North 4th Street	Lease	Completed	05/09/19	05/28/19	06/10/19	02/19/20	N/A	N/A	N/A	N/A
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
144-B	Lander Group/506 Properties, LLC	112-120 E Ave A and 506-510 N 2nd St	New Construction	Approved	02/13/20	02/25/20	03/02/20		\$2,560,000	Pending	\$289,100	\$3,000,000
145-B	Lander Group/The Boutrous Group, LLC	202-220 E Ave A and 500-506 N 3rd St	New Construction	Approved	02/13/20	02/25/20	03/02/20		\$9,150,000	Pending	\$306,100	\$9,500,000
146-B	JJ Hageness Renovation, LLC	418 East Rosser Avenue	Rehabilitation	Approved	05/14/20	05/26/20	06/02/20		\$2,500,000	Pending	\$1,085,700	\$2,500,000
147-B	Transition Florida LLC	114 North 3rd Street	Rehabilitation	Approved	10/08/20	10/27/20	10/29/20		\$780,000	Pending	\$1,560,000	\$1,800,000
148-B	Dennis and Linda Abel	102 West Broadway Avenue, Suite 307	Primary Residential	Completed	11/12/20	11/24/20	12/02/20	12/04/20	N/A	N/A	N/A	N/A
									\$106,249,245	\$65,252,599	\$25,893,580	\$110,182,000