



RENAISSANCE ZONE AUTHORITY

MEETING AGENDA August 10, 2023

Tom Baker Meeting Room Lower level	4:00pm	City-County Office Building 221 North 5 th Street
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The City of Bismarck is encouraging citizens to provide their comments for public hearing items on the Renaissance Zone Authority agenda via email to planning@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 that comments are compiled and forwarded to the Renaissance Zone Authority with enough time to review all comments, please submit your comments no later than 8:00 am the day of the meeting. Comments should also include which agenda item number your comment references and your

name. Late or anonymous comments will not be forwarded to the Renaissance Zone Authority or included in the minutes of the meeting. If you would like to appear via video or audio link for a 3-5-minute comment on a public hearing item, please provide your e-mail address and contact information to planning@bismarcknd.gov at least one business day before the meeting.

As always, live meeting coverage is available on Government Access Channels 2 and 602HD, or streaming live and archived online at FreeTV.org.

Item No.	Page No.
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MINUTES

1. Consider approval of the minutes of the June 29, 2023 special meeting of the Renaissance Zone Authority.
2. Consider approval of the minutes of the July 13, 2023 regular meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

3. **The Depot Site Design** | 401 East Main Avenue 9



- Downtown Design Review | DDR2023-006

Staff recommendation: Approve with Conditions ☐ *approve* ☐ *continue* ☐ *table* ☐ *deny*

4. Dakota Enterprises Retaining Wall Site Design | 121 East Front Avenue 22

- Downtown Design Review | DDR2023-007

Staff recommendation: Approve with Conditions ☐ *approve* ☐ *continue* ☐ *table* ☐ *deny*

OTHER BUSINESS

5. Update on Renaissance Zone Renewal Process

6. Report from Downtowners

ADJOURNMENT

7. Adjourn. The next regular meeting date is scheduled for September 14, 2023

Enclosure: *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY
SPECIAL MEETING MINUTES
June 29, 2023**

The Bismarck Renaissance Zone Authority met for a special meeting on June 29, 2023 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street and remotely via the online platform Zoom. Chair Christianson presided and was present in the Tom Baker Meeting Room.

Authority members present were Jim Christianson, Kirsten Dvorak, Joe Fink, Dustin Gawrylow, Nancy Guy and Curt Walth.

Authority member Greg Zenker was absent.

Design Advisors David Witham and Eric Hoffer were present.

Staff members present were Ben Ehreth (Director of Community Development), Sarah Fricke (Senior Administrative Assistant), Isak Johnson (Planner), and Daniel Nairn (Senior Planner).

Guest present was Dawn Kopp (The Downtowners and Artist).

CALL TO ORDER

Chair Christianson called the meeting to order at 4:00 p.m. and welcomed new member, Nancy Guy, and all who were present.

MINUTES

The minutes of the May 11, 2023 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Fink and seconded by Ms. Dvorak to approve the minutes of the May 11, 2023 meeting. The motion passed unanimously by voice vote with members Dvorak, Fink, Gawrylow, Guy, Walth and Chair Christianson voting in favor.

DISCUSSION ABOUT RENAISSANCE ZONE PROGRAM RENEWAL

Mr. Nairn gave an update about the parameters of the Renaissance Zone reauthorization process and noted that Authority members requested this special meeting to assure that no deadlines were missed in requesting reauthorization utilizing the new option granted in HB1266. Mr. Nairn reiterated the outlined history and items contained in the memo to Chair Christianson dated June 27, 2023, included in the agenda packet. He noted the Bismarck City Commission's approval to pursue reauthorization at the various boards and the Chamber of Commerce's suggestion to see each board twice for answering questions and then for consideration. He stated that the soonest possible time Authority members could approve reauthorization would be at September's regular meeting if all boards approve at requested times.

Mr. Nairn shared a draft presentation for members to consider showing at board appearances.

The number of board appearances and order of board appearances were discussed.

Mr. Nairn's presentation centered on Bismarck's program status, geography, economic advantages with specific examples showing increased tax revenue through increased property valuations which would then be divided among the appropriate political subdivisions. There was much discussion by members about various aspects of the draft presentation and how other state municipalities govern their Renaissance Zone programs.

There was a consensus to meet with Burleigh County Commission first, changing the previously proposed order of appearances. Mr. Nairn confirmed that the July 10, 2023 meeting with the School Board will be pushed to a date later than the Authority's meeting at the County Commission meeting. Members agreed.

There was discussion about the Bismarck Renaissance Zone Development Plan and how the new State Law, HB1266, is less restrictive in allowing tax incentives eight years.

MOTION: A motion was made by Mr. Gawrylow and seconded by Mr. Walth to approve an amendment to the Development Plan that property and income tax incentives may not exceed five years. The motion passed unanimously with members Dvorak, Fink, Gawrylow, Guy, Walth and Chair Christianson voting in favor.

OTHER BUSINESS

There was discussion about various ways to include members from each stakeholder board to the Renaissance Zone Authority. There was a consensus that details can be discussed at a future meeting. Mr. Nairn stated that an amendment to City Ordinance would have to be approved by City Commission if Authority members were to continue discussion.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:41 p.m. to meet again on July 13, 2023.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
July 13, 2023**

The Bismarck Renaissance Zone Authority met on July 13, 2023, in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street and remotely via the online platform Zoom. Chair Christianson presided and was present in the Tom Baker Meeting Room.

Authority members present were Jim Christianson, Kirsten Dvorak, Joe Fink, Dustin Gawrylow, Nancy Guy and Greg Zenker via Zoom.

Authority member Curt Walth was absent.

Design Advisor David Witham was present.

Design Advisor Eric Hoffer was absent.

Staff members present were Sandra Bogaczyk (Office Assistant II), Ben Ehreth (Director of Community Development), Isak Johnson (Planner) and Daniel Nairn (Planning Manager).

Guests present were Kate Herzog (The Downtowners), Jeff Übl and Sydney Seamands (Übl Design Group, P.C.), Michael Vetter (JLG Architects).

CALL TO ORDER

Chair Christianson called the meeting to order at 4:00 p.m. and welcomed guests present.

MINUTES

There were no minutes to approve because the last regular meeting minutes were approved at the special meeting held June 29, 2023.

**DOWNTOWN DESIGN REVIEW – 122 EAST THAYER AVENUE
FLECK HOUSE, LLC – RENOVATIONS**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Fleck House, LLC., is requesting Downtown Design Review approval of renovations and new construction at 122 East Thayer Avenue. Mr. Nairn noted that the proposal meets guidelines in several ways, as noted in the staff report.

At Chair Christianson's consent Mr. Nairn introduced Mr. Übl who delivered a presentation, included in the agenda packet, to Authority members describing the scope of the intended work in detail, including a proposed access easement. Mr. Übl described two parts of a project for a new four-story mixed-use construction and parking lot; one part to gut and renovate the existing building and another part is to demolish parts of the former Budget Inn Express and construct a new building. He also expects to feature a public art piece; the design as yet to be determined. He stated that he is working with MDU to bury the transformer currently on the property. He proposes extensive landscaping for residential outdoor use and first floor retail space on the corner of 2nd Street and Thayer Avenue.

Ms. Guy asked if any neighbors have made any comments. Mr. Übl stated that he has only received favorable comments so far.

There was discussion about the current condition of siding materials and proposed siding materials.

There was discussion about possible tenants, the size of retail space and security.

Chair Christianson stated that the project looks great.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends Downtown Design Review approval of the proposed design for 122 East Thayer Avenue as presented in all submitted documents and materials, with the following conditions:

1. An access easement is recorded for access through Lots 1-2, Block 100, Original Plat.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Mr. Nairn stated that the applicant will most likely apply for a Renaissance Zone project when and if the Renaissance Zone is reauthorized. He stated that the applicant understands that any capital improvements made prior to an approval cannot be included in an application.

MOTION: A motion was made by Ms. Guy and seconded by Mr. Fink to approve the proposed design for 122 East Thayer Avenue as presented in all submitted documents and materials, with consideration of updated designs shown during the meeting and with the following conditions:

1. An access easement is recorded for access through Lots 1-2, Block 100, Original Plat.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed with members Dvorak, Fink, Gawrylow, Guy, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 402 EAST MAIN AVENUE CAPE BOATS, LLC – STOREFRONT REPLACEMENT

Mr. Nairn gave an overview of the staff report and stated that the applicant, Cape Boats, LLC, is requesting Downtown Design Review approval of a storefront replacement at 402 East Main Avenue. He stated that there was an approved façade improvement project in 2020, along with historic rehabilitation and the new owner has a new design plan. The applicant proposes to replace windows and open transoms and at Chair Christianson's consent invited Mr. Vetter to comment on his project. Mr. Nairn noted that the proposal meets guidelines in several ways, as

noted in the staff report.

Mr. Vetter stated that he plans to achieve a more cohesive window pattern.

Mr. Witham stated that the project looks good.

Mr. Fink asked if it was typical that windows stop at the sidewalk or stop a distance above the sidewalk, as proposed. Mr. Nairn stated that a kick plate is typical for safety and snow removal purposes.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for 402 East Main Avenue 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.

Chair Christianson stated that his company is a tenant in the building but if there are no objections by Authority members to his voting on the item, he believes no conflict due to any financial gain exists. No Authority member stated they have a conflict with Chair Christianson voting on this item.

MOTION: A motion was made by Ms. Guy and seconded by Ms. Dvorak to approve the proposed design for 402 East Main Avenue 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. The motion passed with members Dvorak, Fink, Gawrylow, Guy, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 119 NORTH 4TH STREET ELAD, LLC – BRICK PLANTER REMOVAL

Mr. Nairn gave an overview of the staff report and stated that the applicant, ELAD, LLC, is requesting Downtown Design Review approval to remove three street planters at 119 North 4th Street. Mr. Nairn explained the applicant's complaint about maintaining flower beds in front of the business which are not city-mandated structures but that the City would require the owner to work with Forestry to install at least two tree wells and maintain the new trees if the planters were demolished. He noted that the proposal meets guidelines in several ways, as noted in the staff report.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed removal of three planters for 119 North 4th Street as presented in all submitted documents and materials, with the following conditions:

1. At least two street tree wells are installed in accordance with Downtown Streetscape Standards in conjunction with the concrete removal.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Ms. Guy asked if the owner is responsible financially for the planter removal and planting the tree. Mr. Nairn confirmed that they are, but that partial cost of the trees could be shared with the Forestry Division.

Ms. Guy asked if the tree plantings are part of the applicant's request. Mr. Nairn stated that they are not and clarified the previous pavement conditions that are also required.

MOTION: A motion was made by Mr. Fink and seconded by Ms. Dvorak to approve the proposed design for 119 North 4th Street as presented in all submitted documents and materials, with the following conditions:

1. At least two street tree wells are installed in accordance with Downtown Streetscape Standards in conjunction with the concrete removal.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed with members Dvorak, Fink, Gawrylow, Guy, Zenker and Chair Christianson voting in favor.

OTHER BUSINESS REPORT FROM CITY STAFF

Mr. Nairn summarized the schedule of stakeholder board dates and reminded Authority members that they could appear at the informational meetings. A public notice would be posted for the possibility of four or more members attending each meeting but that no Authority business is expected to be taken by the Authority.

REPORT FROM DOWNTOWNERS

Ms. Herzog updated members on how interest rates could affect applications if the Renaissance Zone is reinstated.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:49 p.m. to meet again on August 20, 2023.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair

Project Summary

<i>Title:</i>	The Depot Site Design
<i>Status:</i>	Renaissance Zone Authority
<i>Property Owner(s):</i>	Downtown Depot, LLC
<i>Project Contact:</i>	Cam Knutson
<i>Project Location:</i>	401 East Main Avenue
<i>Applicant Request:</i>	Reconstruct parking lot with new landscaping, patio, lighting, and infrastructure
<i>Staff Recommendation:</i>	Approve



Project Narrative

Downtown Depot, LLC is requesting downtown design review approval of site improvements to the property at 401 East Main Avenue.

The Downtown Design Review Committee previously approved the renovation of the historic depot building during their December 7, 2022

meeting, and the proposed site designs would complement this design of the building.

The improvement would continue its existing use as a parking lot. However, the site also includes patios and the ability to be converted into an outdoor event space.

Project Context

Land uses adjacent to the project area are depicted on the adjacent map:

401 East Main Avenue



(continued)

Review Standards and Findings of Fact

The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.

Design standards of the DC – Downtown Core or DF – Downtown Fringe zoning districts, as applicable, would be met with the proposed design (Section 14-04-21.1(4), 14-04-21.2 (4))

Yes. All design standards of the DC – Downtown Core Zoning District would be met with the proposed design.

The site improvements would reduce the total number of off-street parking spaces from 93 to 79. However, no off-street parking spaces are legally required within the DC – Downtown Core zoning district.

The 2015 Downtown Design Guidelines, and other relevant plans and policies, would be adhered to with the proposed design (Downtown Design Guidelines)

Yes. The proposed design is aligned with Downtown Design Guidelines in several ways.

The color of the proposed two-tone paver stones will match the roof well. Dumpsters for the building will be effectively screened with a vinyl fencing – an acceptable material for fencing behind the building. Proposed areas for patio seating and introduction of increased outdoor lighting and landscaping elements help to increase a sense of place with the depot building.

The applicant will work with staff to ensure that street trees and landscaping meets the technical specifications of the Downtown Streetscape Standards – and other relevant requirements such as Americans with Disabilities Act (ADA) – during the Site Plan process.

The project would meet all applicable building code requirements.

Yes. Building code requirements do not apply to the proposed exterior site design.

Proper administrative procedures related to the request are being followed (Section 14-04-21.1(4)b, 14-04-21.2 (4)b)

Yes. An application requesting downtown design review approval has been submitted to the Community Development Department. Staff have reviewed the application and submitted to the Renaissance Zone Authority for final consideration.

The public health, safety and general welfare will not be adversely impacted by the proposed design ([Goal S10-a](#))

Yes. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed design would not adversely impact the public health, safety, and general welfare.

Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design for 401 East Main Avenue, 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. Images of Existing Depot Site
2. Site Plan

(continued)

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

Isak Johnson, Planner
701-355-1850 | ijohnson@bismarcknd.gov

Existing Depot Site from East (North 5th Street and Main Avenue)



Existing Depot Site from West (North 4th Street and Main Avenue)





SHEET INDEX:

- SHEET L101 SITE SURVEY / REMOVALS PLAN
- SHEET L102 MATERIALS & DIMENSION PLAN / GRADING PLAN
- SHEET L103 DECORATIVE PAVING PLAN
- SHEET L104 LIGHTING & ELECTRICAL DIAGRAM
- SHEET L105 PLANTING PLAN
- SHEET L106 IRRIGATION PLAN
- SHEET L107 DETAILS
- SHEET L108 DETAILS

OWNER:

DOWNTOWN DEPOT, LLC
4207 BOULDER RIDGE RD
TELE: 220-4124
BISMARCK, NORTH DAKOTA 58503

DESCRIPTION:

TRACT 411 OF BLOCK 10, ORIGINAL PLAT, CITY OF BISMARCK, COUNTY OF BURLEIGH, STATE OF NORTH DAKOTA, TOGETHER WITH THAT PORTION OF VACATED FOURTH STREET, AS SHOWN ON THE PLAT OF IRREGULAR DESCRIPTION FILED FOR RECORD JULY 15, 2003 AS DOCUMENT NO. 601131.

FLOODPLAIN INFORMATION:

FEMA FLOOD INSURANCE RATE MAP
BURLEIGH COUNTY INCORPORATED AREAS
COMMUNITY PANEL NUMBER 38015C07950

ZONING:

- DC - DOWNTOWN CORE
- FRONT YARD SETBACK: 0'
- SIDE YARD SETBACK: 0'
- REAR YARD SETBACK: 0'
- MAXIMUM HEIGHT: 130' MAX. 20 FEET MIN.
- LOT COVERAGE: 100%

DATUM:

FIELD WORK COMPLETED ON DECEMBER 11, 2022
DATUM NGVD 29

BENCHMARKS NGVD 1929:

- TOP OF HYDRANT #
CORNER OF 5TH STREET & MAIN AVENUE
ELEVATION 1676.27
- TOP OF GATE VALVE
MAIN AVENUE AND VACATED 4TH STREET
ELEVATION 1672.28
- SET MONUMENT 'X'
SOUTHWEST PROPERTY CORNER AT VACATED 4TH STREET
ELEVATION 1673.29

GENERAL CONSTRUCTION NOTES FOR ALL SHEETS:

ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND FEDERAL CODES.

ALL SITE CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF BISMARCK CONSTRUCTION SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS IMPROVEMENTS AS MODIFIED BY THE ATTACHED PLANS AND SPECIFICATIONS.

CONTRACTOR MUST BE BONDED BY THE CITY OF BISMARCK FOR ALL CONSTRUCTION IN CITY RIGHT OF WAY OR WHICH CONNECTS TO A CITY UTILITY.

CONTRACTORS WILL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS.

CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS WARNING SIGNS, BARRICADES & NIGHT LIGHTS AT HIS OWN EXPENSE.

PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJOINING PROPERTIES. PROVIDE BARRICADES, COVERINGS OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE AND TO SAFEGUARD AGAINST DAMAGE TO EXISTING UTILITIES.

GENERAL EROSION CONTROL NOTES:

AN N.O.I. AND SWPPP WILL NEED TO BE PREPARED FOR THIS PROJECT BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL SIGN THE DOCUMENTATION AND SUBMIT TO NORTH DAKOTA HEALTH DEPARTMENT AND THE CITY OF BISMARCK. CONTRACTOR SHALL NOT START HE PROJECT UNTIL RECEIVING AN APPROVAL LETTER FROM THE NORTH DAKOTA HEALTH DEPARTMENT AND THE CITY OF BISMARCK

CONTRACTOR SHALL IMPLEMENT APPROPRIATE EROSION CONTROL BEFORE BEGINNING ANY LAND DISTURBING ACTIVITIES AS DESIGNED. NOTE: EROSION CONTROL ITEMS SHOWN NEED TO BE IMPLEMENTED AT APPROPRIATE STAGES OF CONSTRUCTION.

CONTRACTOR SHALL CONTROL DUST BLOWING THROUGHOUT THE PROJECT.

CONTRACTOR SHALL HAVE A COPY OF THE SWPPP AND EROSION CONTROL PLAN ON-SITE AT ALL TIMES.

WEEKLY (PLUS WITHIN 24 HOURS OF A STORM WATER EVENT) INSPECTIONS OF THE CONSTRUCTION SITE WILL BE PERFORMED BY PERSONNEL FAMILIAR WITH ALL ASPECTS OF THE SWPPP AND THE IMPLEMENTED CONTROL PRACTICES. INSPECTIONS WILL INCLUDE THE REVIEW OF ALL DISTURBED AREAS, STRUCTURAL AND NON-STRUCTURAL CONTROL MEASURES, MATERIAL STORAGE AREAS AND VEHICULAR ACCESS POINTS.

INSPECTIONS WILL BE PERFORMED AT LEAST ONCE EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM EVENT GREATER THAN 0.5 INCHES OF RAIN WITHIN A 24-HOUR PERIOD.

EROSION CONTROL FOR PROJECT DESIGNATES A MINIMUM EFFORT TO CONTROL AND CONTAIN EROSION SEDIMENTS. CONTRACTOR SHALL USE DUE DILIGENCE TO CONTROL EROSION.

SEDIMENT TRACKING ONTO ADJACENT STREETS WILL BE PROHIBITED. STREETS SHALL BE CLEANED WITHIN 48 HOURS IF SEDIMENT TRACKING OCCURS.

IN GENERAL, STRAW WATTLES OR SILT FENCE SHALL BE PLACED ON LEVEL GROUND 5' TO 10' AWAY FROM DISTURBED AREAS. WHEN FEASIBLE, SILT FENCE SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW.

ONCE ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SILT FENCE AND FIBER ROLL REMOVAL.

CONCRETE WASHOUT AREAS ARE NOT ALLOWED ON PROJECT SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF EXCESS CONCRETE OFF SITE AT THEIR OWN LOCATION.

EROSION CONTROL DURING CONSTRUCTION PROCESS

INSTALL STRAW WATTLES OR SILT FENCE AS DESIGNATED, SEE DETAIL.

INSTALL INLET BAGS INTO EXISTING INLETS ADJACENT TO THE SITE.

CONTRACTOR SHALL INSTALL STABILIZED ACCESS, SEE DETAIL. CONTRACTOR SHALL MINIMIZE ACCESS TO THE STABILIZED ACCESS.

FINISH GRADING & TOPSOIL

SEE SPECIFICATION BOOKLET

CONCRETE SIDEWALK, PAVING, CURB & GUTTER, HEADER CURBS

ON SITE EXTERIOR CONCRETE MATERIALS AND CONSTRUCTION MATERIALS SHALL CONFORM TO CITY OF BISMARCK SPECIFICATIONS EXCEPT AS MODIFIED HEREIN. AIR CONTENT SHALL BE 5% TO 7%. STRENGTH AT 28 DAYS SHALL BE 4000 PSI.

PRECAST CONCRETE

SEE SPECIFICATION BOOKLET

CLAY PAVER SYSTEM

SEE SPECIFICATION BOOKLET

ORNAMENTAL BOLLARDS

PROVIDE AND INSTALL ORNAMENTAL BOLLARD SLEEVES ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND DETAILS PROVIDED ON SHEET L103. PRODUCT SHALL BE:

- RELIANCE FOUNDRY
PRODUCT: www.reliance-foundry.com
DECORATIVE BOLLARD - R-7571
- INSTALLATION METHOD: POST COVER - NEW POST IN NEW CONCRETE
- COLOR: BLACK
- QUANTITY: PER PLAN

FENCING

SEE SPECIFICATION BOOKLET

GROUNDCOVERS, PLANT MATERIAL, & PLANTING:

SEE SPECIFICATION BOOKLET

IRRIGATION SYSTEM

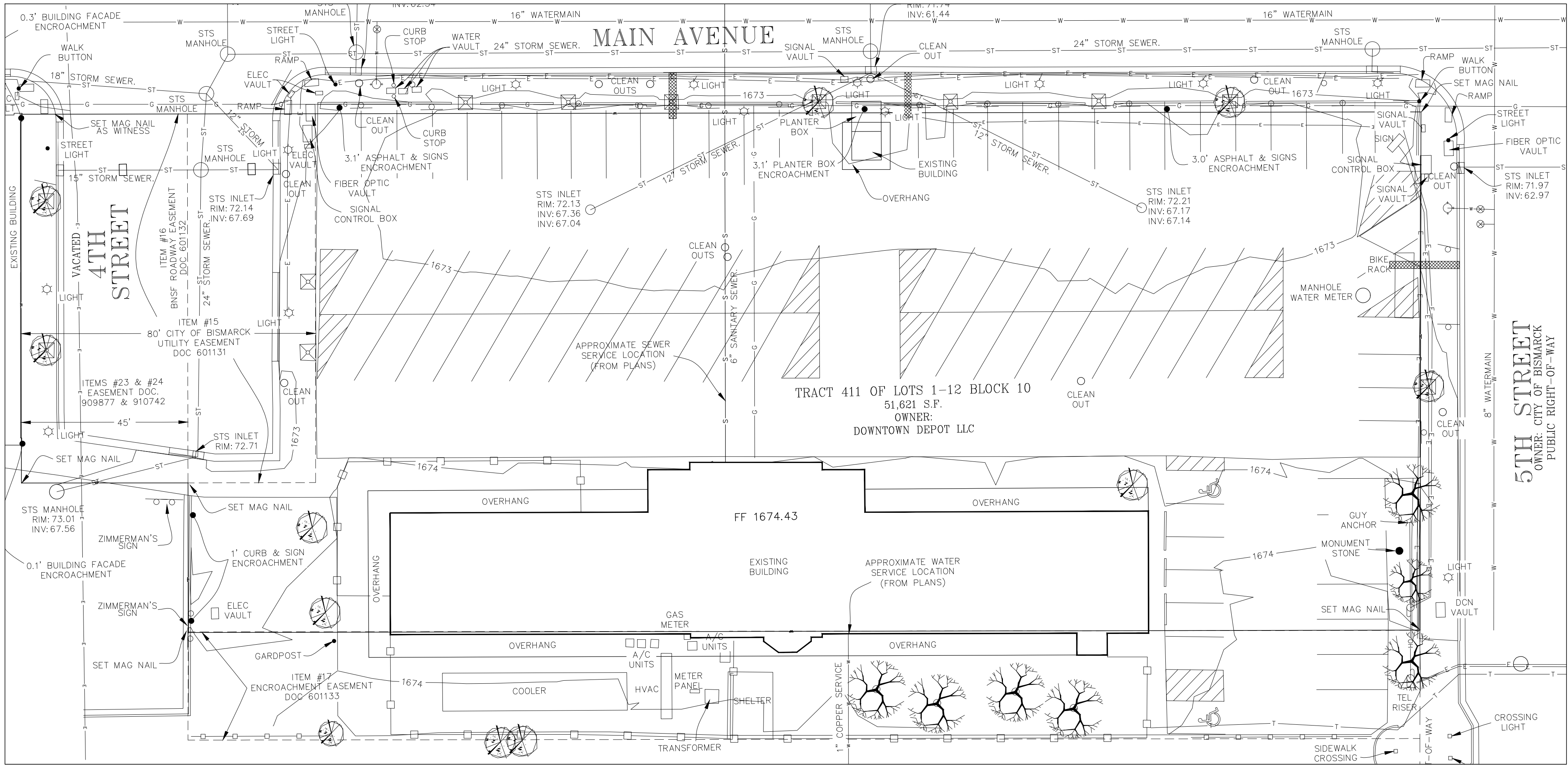
SEE PERFORMANCE SPECIFICATIONS ON SHEET L106

EXTERIOR ELECTRICAL

SEE SHEET L104 FOR PRODUCTS AND LOCATIONS. ELECTRICAL SHALL BE DESIGN / BUILD.

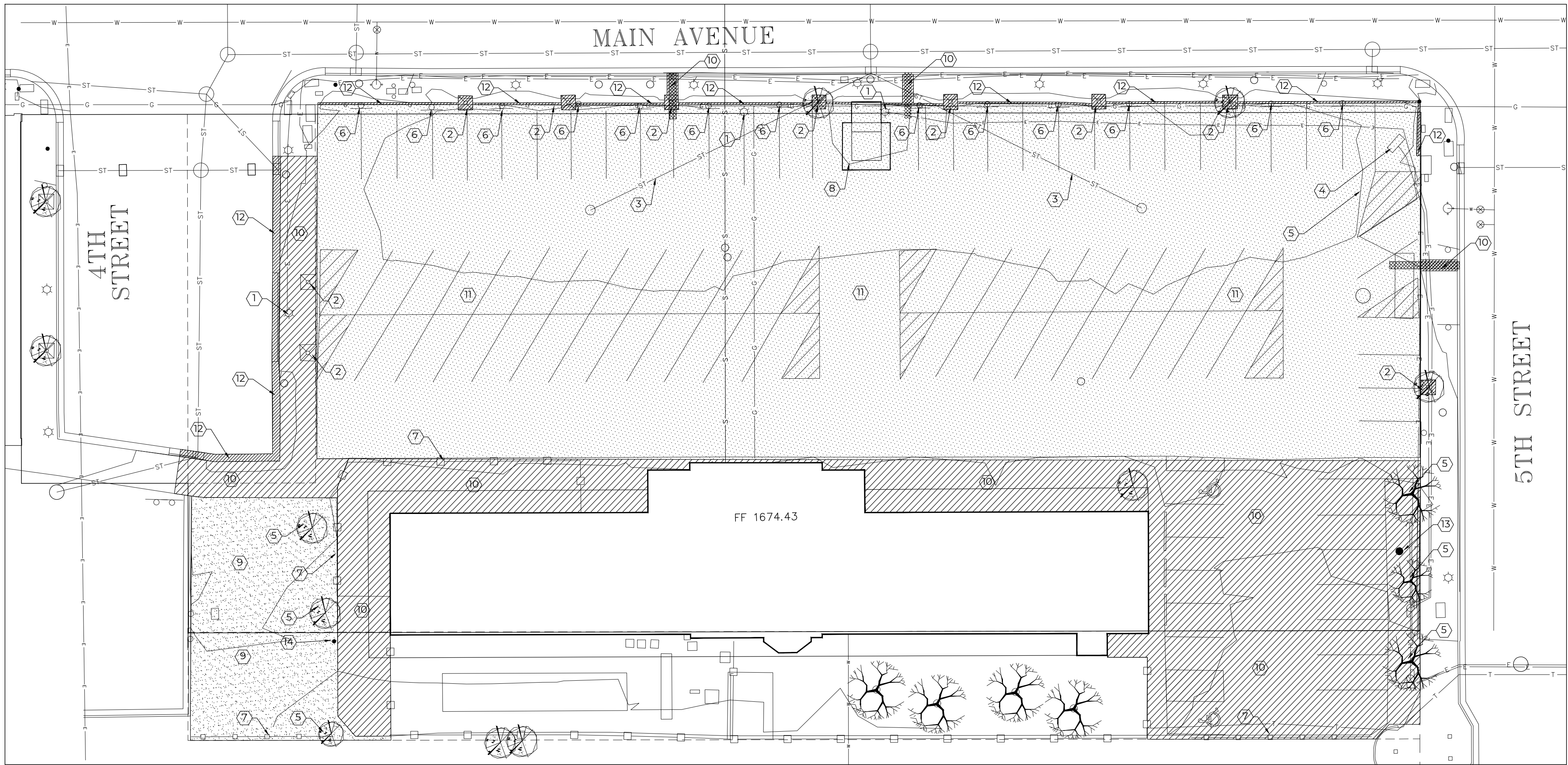
REVISIONS		
NO.	BY	DATE
1	---	---





1 SITE SURVEY (ALTA SURVEY 1/13/23)

ORIGINAL SCALE: 1"=20' 0' 10' 20' 40'



2 REMOVALS PLAN

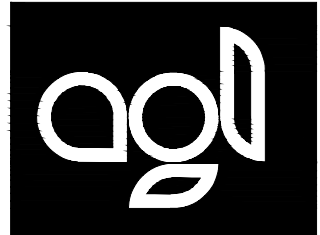
ORIGINAL SCALE: 1"=20' 0' 10' 20' 40'

REMOVALS PLAN KEYNOTES	
SYM	DESCRIPTION
1	REMOVE AND SALVAGE LIGHT POLE
2	REMOVE AND DISPOSE OF TREE GRATE
3	REMOVE AND DISPOSE OF STORM SEWER AS NEEDED. PLUG STORM SEWER AT INLET.
4	REMOVE AND DISPOSE OF MONUMENT SIGNAGE
5	REMOVE AND DISPOSE OF TREE
6	REMOVE AND DISPOSE OF SIGN
7	REMOVE AND DISPOSE OF MISCELLANEOUS FENCING
8	REMOVE AND DISPOSE OF SHED / PLANTER
9	REMOVE AND DISPOSE OF GRAVEL SURFACING
10	REMOVE AND DISPOSE OF CONCRETE SURFACING
11	REMOVE AND DISPOSE OF ASPHALT SURFACING
12	REMOVE AND DISPOSE OF CURB & GUTTER
13	REMOVE AND SALVAGE BOULDER / BRONZE MONUMENT
14	REMOVE AND DISPOSE OF GUARD POST

- EXISTING LEGEND:**
- EXISTING SANITARY SEWER
 - EXISTING WATER
 - EXISTING STORM SEWER
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND GAS
 - EXISTING OVERHEAD POWER
 - EXISTING MANHOLE
 - EXISTING UTILITY RISER-VAULT
 - EXISTING LIGHT-POWER POLE
 - EXISTING SIGN
 - EXISTING VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING FENCE
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING GRAVEL
 - EXISTING TREE GRATE
 - FOUND CHISEL MARK IN CONCRETE
 - SET MONUMENT
 - EXISTING TREE / SHRUB

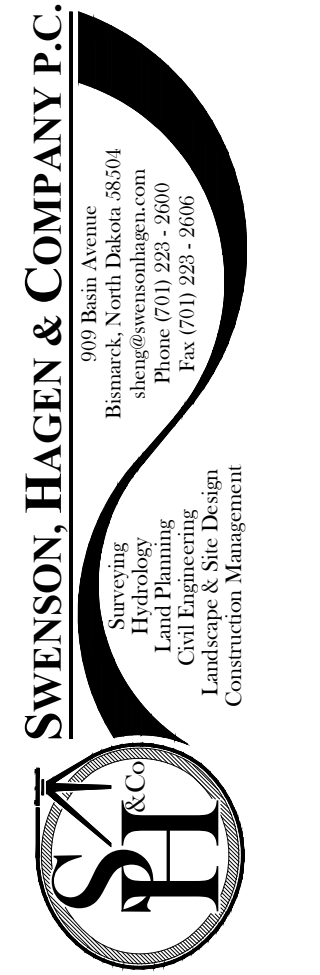
DATUM:

FIELD WORK COMPLETED ON DECEMBER 11, 2022
DATUM NGVD 29



AGL LANDSCAPE ARCHITECTS, P.C.
801 9TH STREET SOUTH
FARGO, ND 58103
PH: 701.866.8599
WWW.AGL-LA.COM

REVISIONS		
NO.	BY	DATE
1		

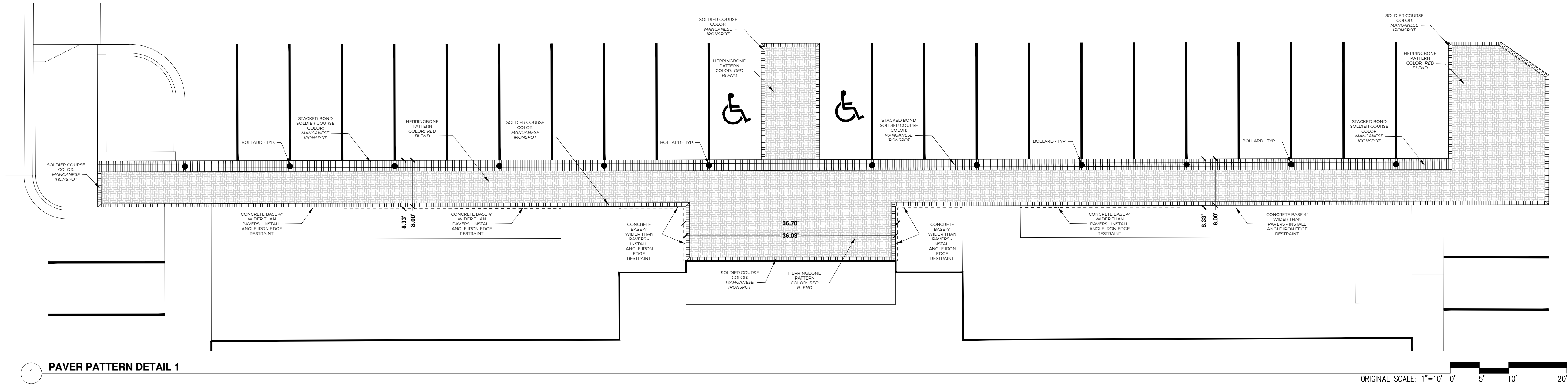


BISMARCK DEPOT
BISMARCK, NORTH DAKOTA

DATE: 07/17/23
AGL PROJECT NO: 0190822
PHASE
CONSTRUCTION
DOCUMENTS

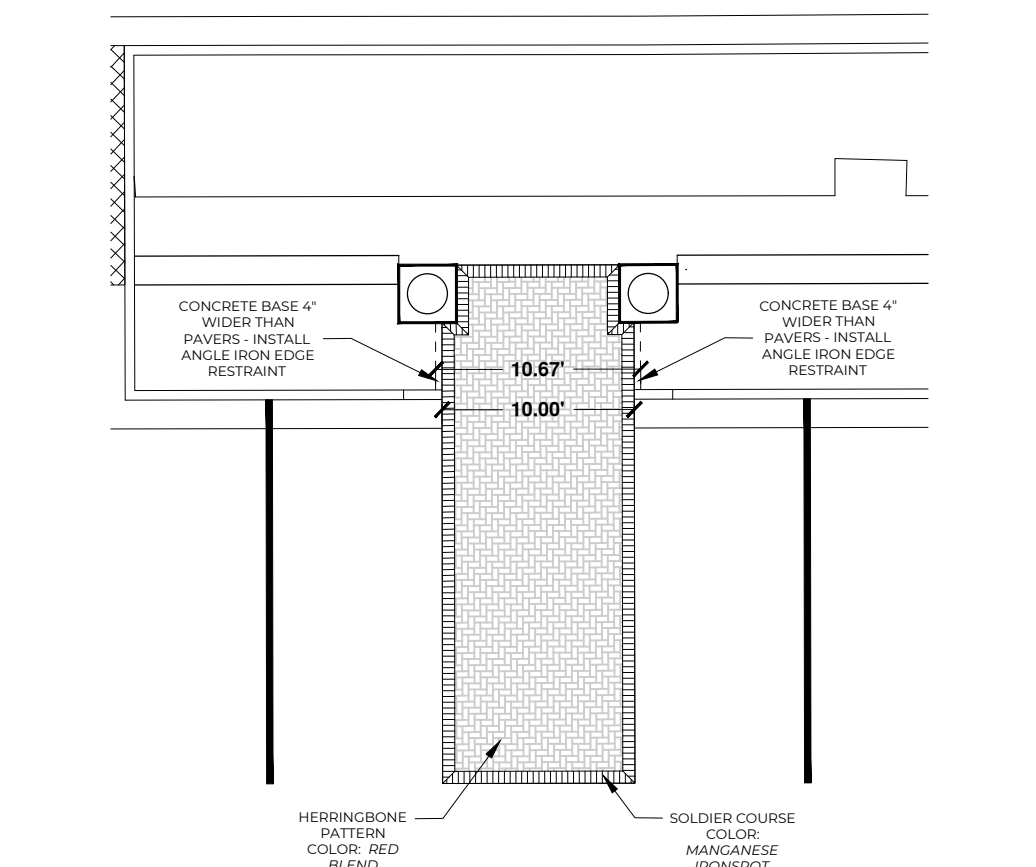


L101



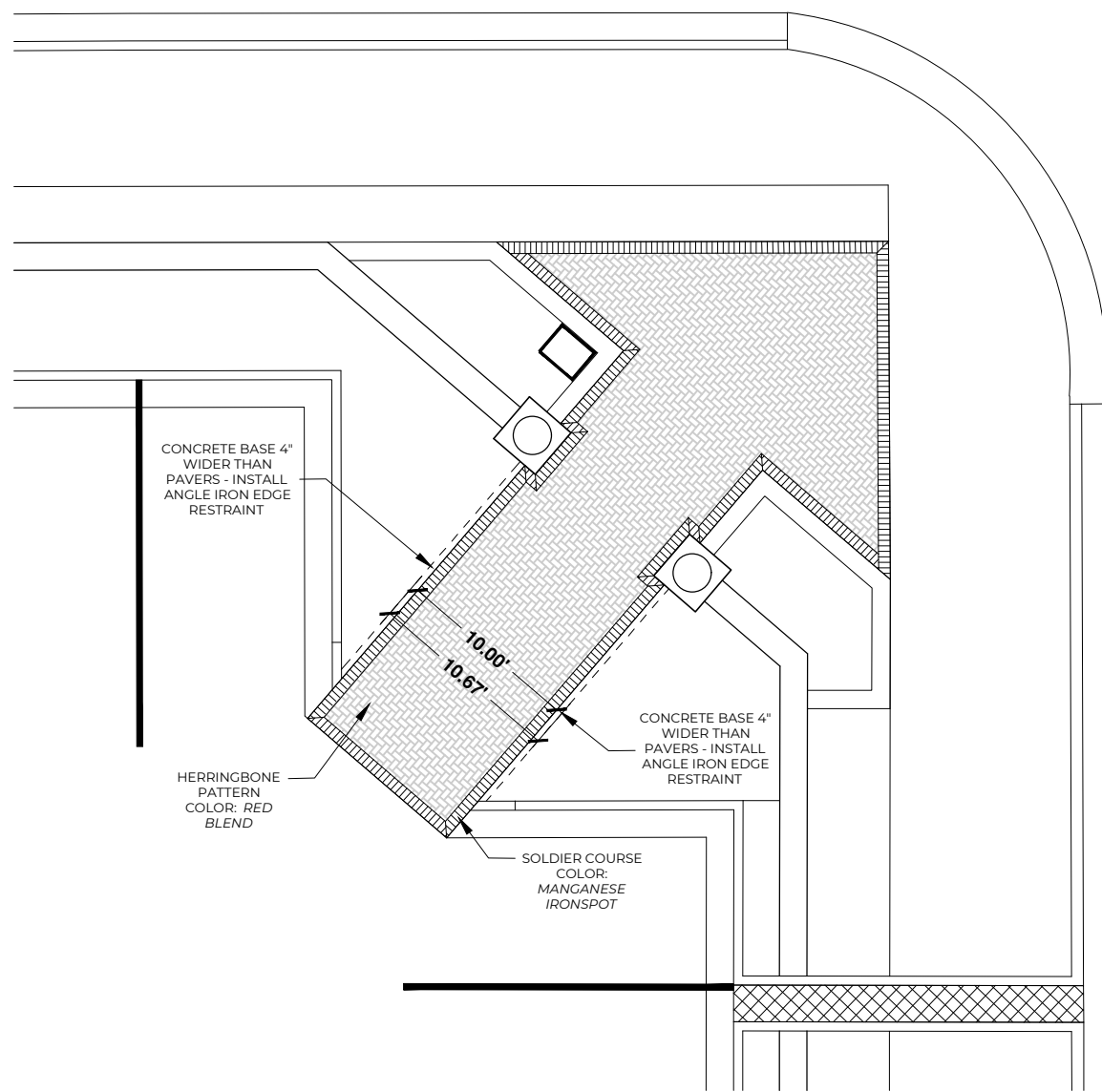
1 PAVER PATTERN DETAIL 1

ORIGINAL SCALE: 1"=10' 0' 5' 10' 20'



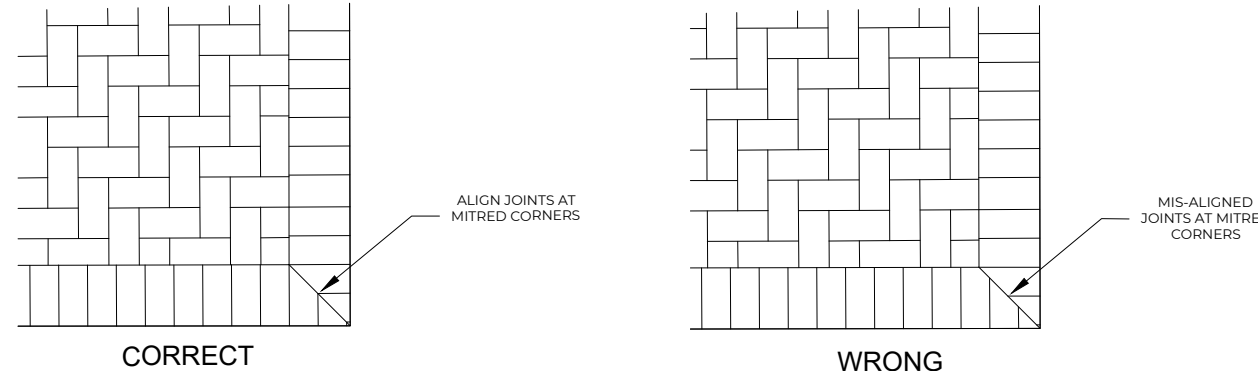
2 PAVER PATTERN DETAIL 2

ORIGINAL SCALE: 1"=10' 0' 5' 10' 20'



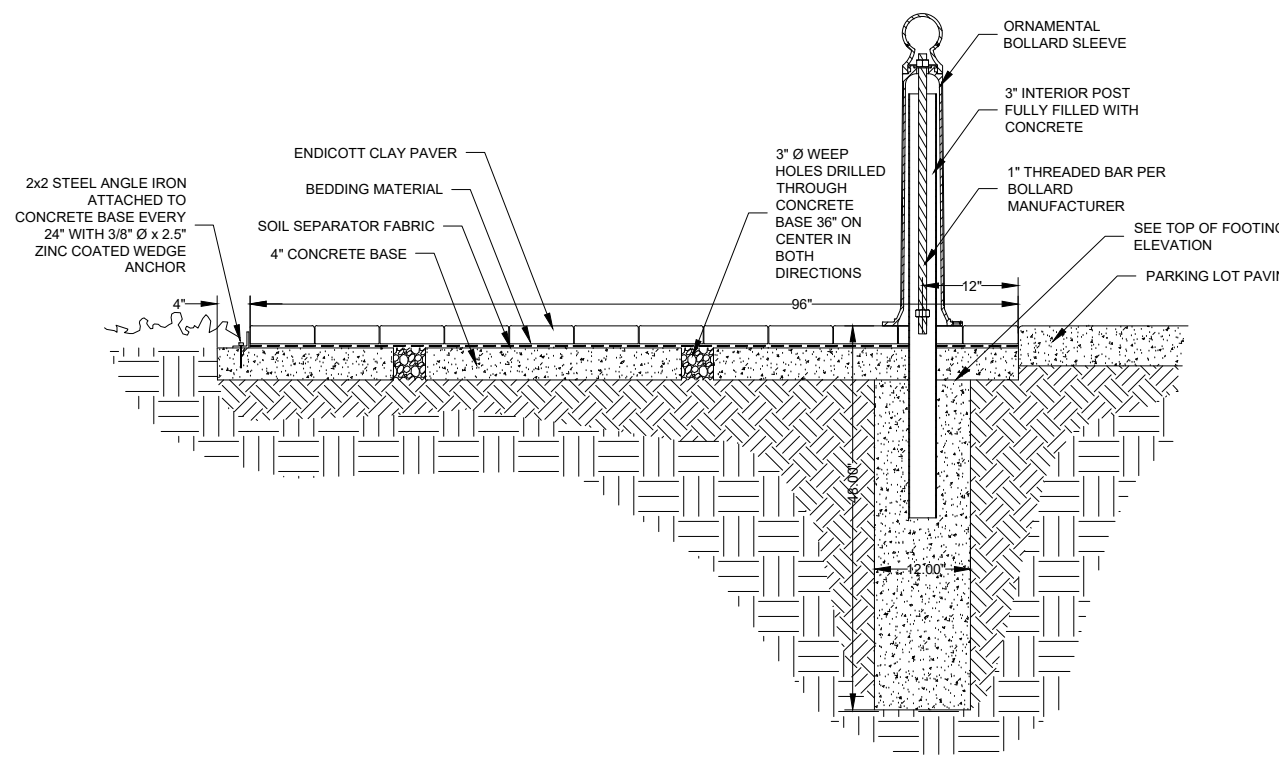
3 PAVER PATTERN DETAIL 3

ORIGINAL SCALE: 1"=10' 0' 5' 10' 20'



4 MITRE CORNER DETAIL

ORIGINAL SCALE: 1"=10' 0' 5' 10' 20'

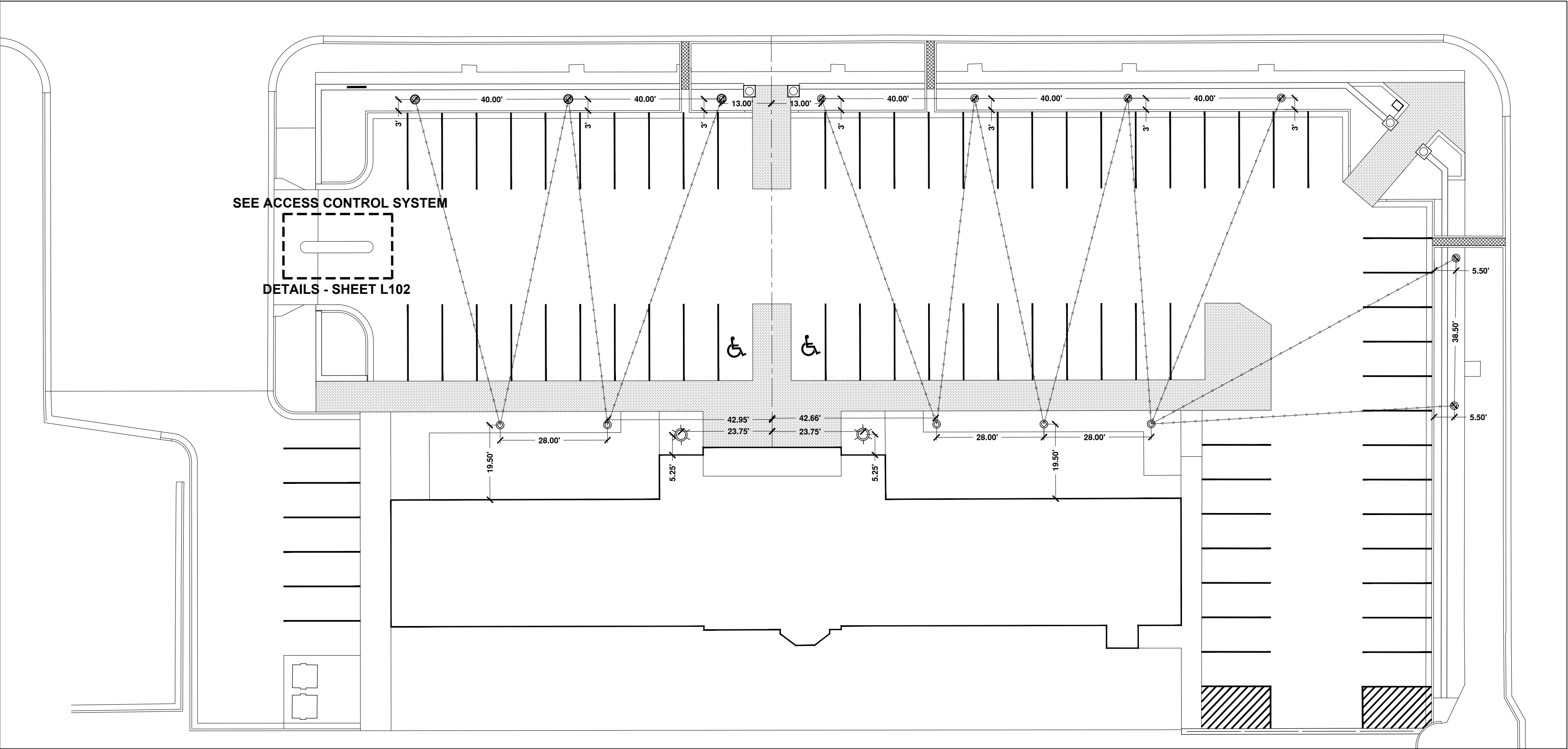


5 CLAY PAVER & BOLLARD DETAIL

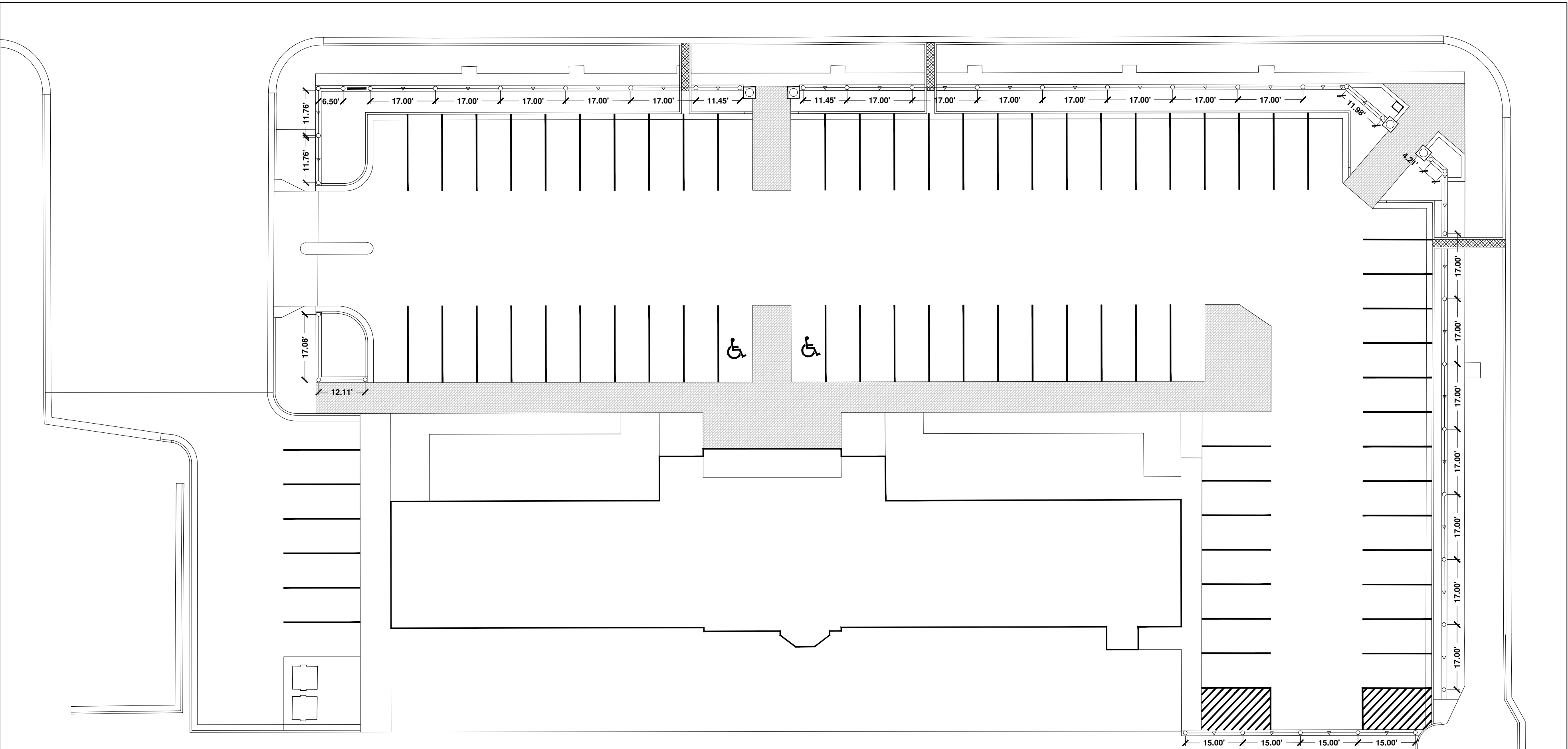
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



REVISIONS		
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1 EXTERIOR LIGHTING DIAGRAM



2 FENCING DIAGRAM

ELECTRICAL / LIGHTING NOTES:

CONTRACTOR TO PROVIDE AND INSTALL A COMMERCIAL GRADE LIGHTING SYSTEM.

CATENARY STRING LIGHTING SHALL BE INSTALLED BETWEEN POSTS WHERE DEPICTED. STRING LIGHTING SHALL BE FASTENED TO AN APPROVED 1/8" DIAMETER OUTDOOR RATED, GALVANIZED CABLE RESISTANT TO CORROSION. AN APPROVED CABLE FASTENING SYSTEM SHALL BE USED TO TIE ENDS OF CABLE RUNS. CABLE SHALL BE TENSIONED SUCH THAT CATENARY STRING LIGHT SAG IS NO CLOSER TO THE GROUND THAN 18" AT ANY POINT TO ENSURE CLEARANCES FOR EMERGENCY AND SERVICE VEHICLES. SAG SHALL BE CONSISTENT FOR ALL CABLE RUNS. PROVIDE SHOP DRAWINGS AND CUT SHEETS OF CABLE FASTENING SYSTEMS AND CONNECTION POINTS TO POSTS.

CONTRACTOR TO PROVIDE AND INSTALL TWO ARCHITECTURAL LIGHT STANDARDS WHERE DEPICTED. LIGHT STANDARDS SHALL HAVE A DOUBLE HEAD AND ARM ON EACH POLE. REFER TO PRODUCT INFORMATION PROVIDED BELOW. ALL INSTALLATION SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS.

CONTRACTOR TO PROVIDE AND INSTALL A PARKING ACCESS CONTROL SYSTEM. MANUFACTURER SHALL BE AMANO MCGANN OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS. REFER TO SHEET L102 FOR ROUGH IN LOCATIONS FOR ELECTRICAL CONDUIT.

REFER TO SHEET 102 FOR TOP OF FOUNDATION ELEVATIONS.

LEGEND

- CANTENARY LIGHT POLE (NO FIXTURE)
- CATENARY STRING LIGHT
- PEDESTRIAN LIGHT FIXTURE

LIGHT PRODUCTS

ARCHITECTURAL LIGHT STANDARD

MANUFACTURER: ZUMA LIGHTING
MODEL: MELROSE
TYPE: LED
SERIES: ARCHITECTURAL
MOUNT: B - DOUBLE HEAD
COLOR: BLACK
OPTIONS: FL

FIXTURE POLE & BASE: P-12-4R-A-5-AB5-BK
FIXTURE ARM: AT-O6-DC(DOME CAP)

CATENARY STRING LIGHTS

MANUFACTURER: TOKISTAR LIGHTING
MODEL: EXHIBITOR
PRODUCT #: EXWH-12-VIWW-S14-F

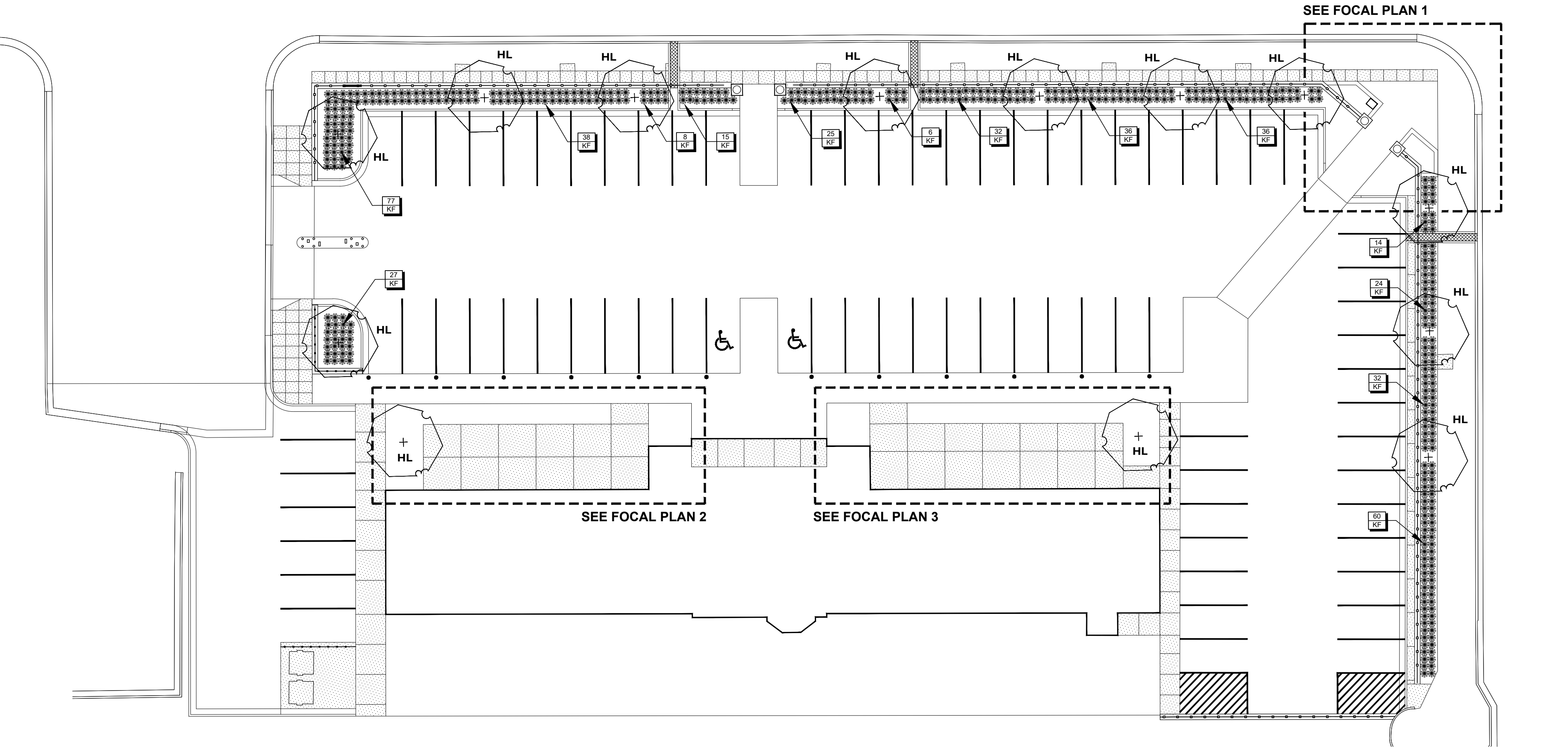
FENCING NOTES:

PERIMETER FENCING IS A 36"x96" PRE-FABRICATED ROD IRON FENCING PANEL. ORNAMENTAL PRE-CAST FENCE POSTS ARE TO BE INSTALLED APPROXIMATELY 17' ON CENTER OR AS DEPICTED ON THE FENCING PLAN. SECONDARY 2.5" SQUARE FENCE POINTS ARE TO BE INSTALLED AT THE MIDPOINT BETWEEN EACH ORNAMENTAL PRE-CAST FENCE POST. DIMENSIONS PROVIDED TO THE LEFT ARE TO THE CENTERPOINT OF EACH PRE-CAST FENCE POST AS WELL AS THE CAST IN PLACE STEEL TUBING THAT THE ORNAMENTAL FENCE POST IS TO BE INSTALLED OVER THE TOP OF. SEE CONSTRUCTION DETAILS.

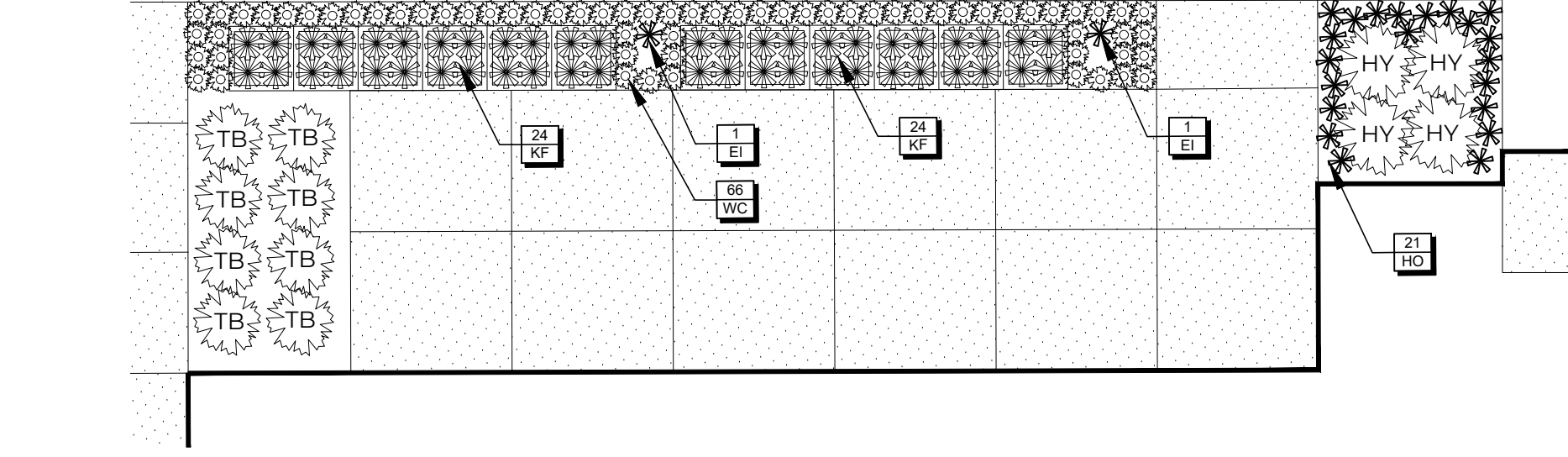
LEGEND

- ORNAMENTAL PRE-CAST FENCE POST
- SECONDARY FENCE POST PER FENCE MANUFACTURER

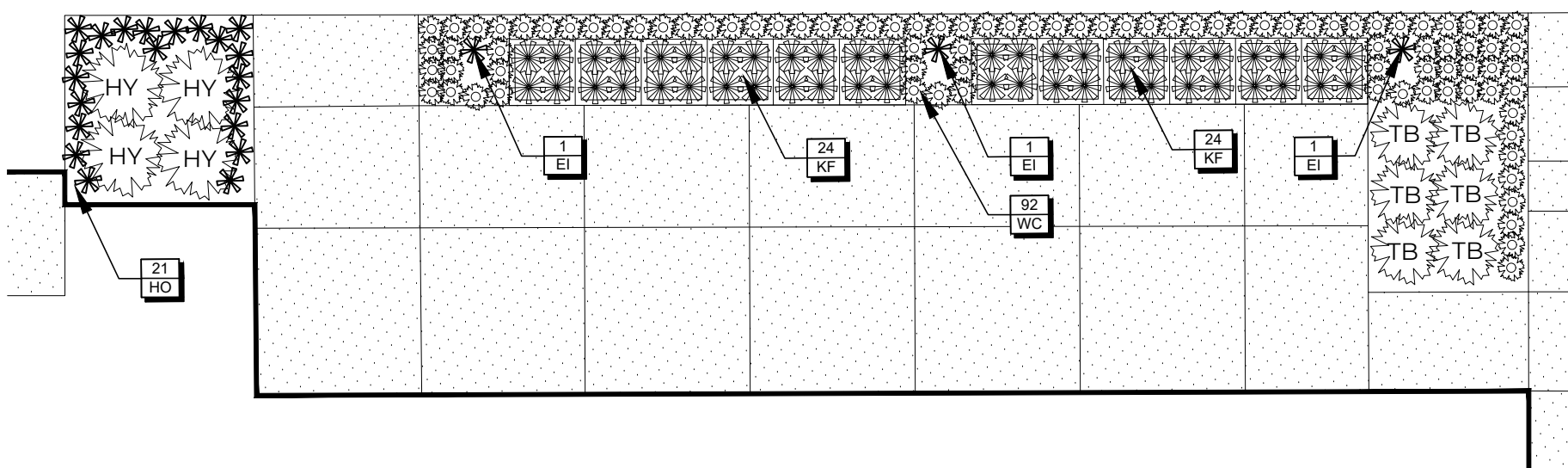




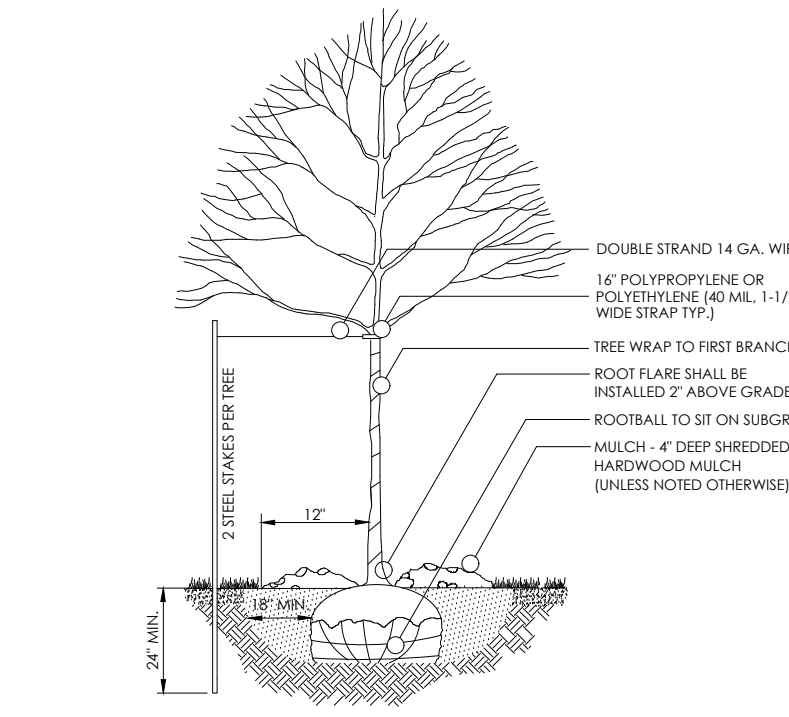
1 PLANTING PLAN



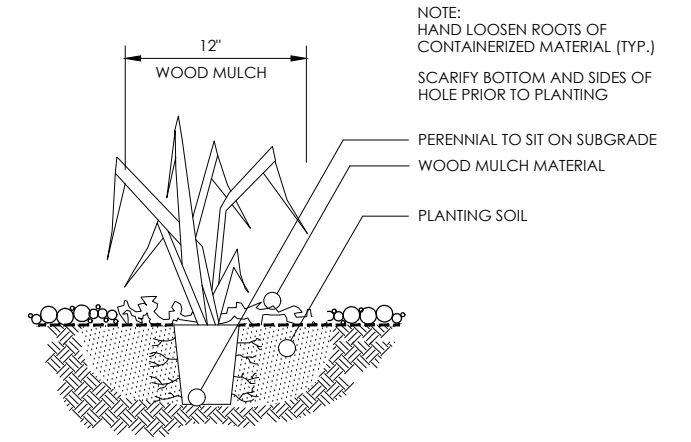
2 FOCAL PLAN 2



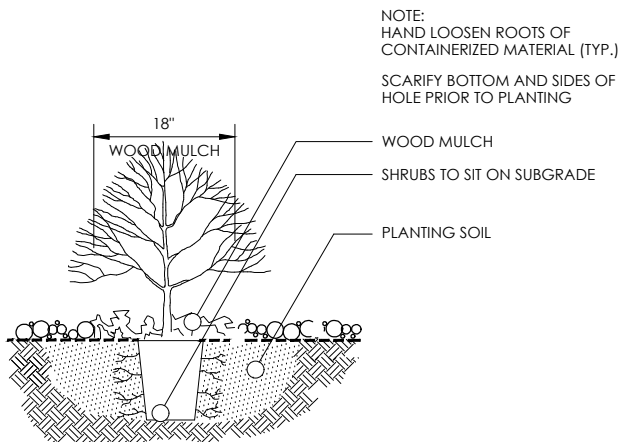
3 FOCAL PLAN 3



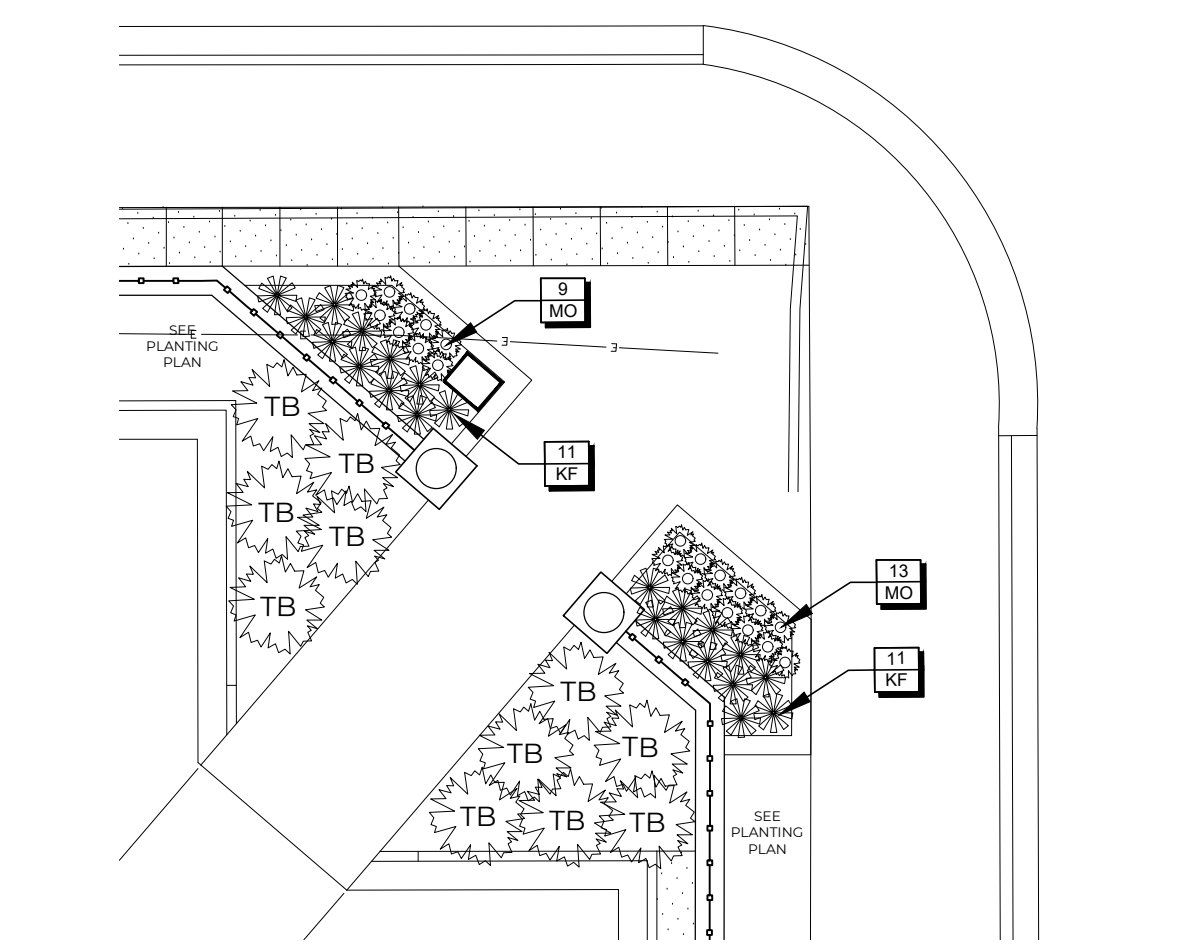
5 DECIDUOUS TREE NOT TO SCALE



6 PERENNIAL / ORNAMENTAL GRASS NOT TO SCALE



7 SHRUB NOT TO SCALE



4 FOCAL PLAN 1

PLANT SCHEDULE - ALL SHEETS

SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY
EI	Engleman Ivy	Parthenocissus quinquefolia 'var. englemannii'	#1	5
HL	Skyline Honeylocust	Gleditsia triacanthos var inermis 'Skycole'	2" Cal.	13
HO	Hadspen Blue Hosta	Hosta x 'Hadspen Blue'	#1	40
HY	Berry White Hydrangea	Hydrangea paniculata 'Renba'	#5	8
KF	Karl Foerster	Calamagrostis x acutiflora 'Karl Foerster'	#1	548
MO	Millenium Ornamental Onion	Allium hybrid 'ALLUMIG'	#1	22
TB	Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	#5	25
WC	Walker's Low Catmint	Nepeta x faassenii 'Walker's Low'	#1	158

NOTE: IF PLAN QUANTITIES DIFFER FROM PLANT SCHEDULE QUANTITIES, PLAN QUANTITIES SHALL BE USED.

LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL

LANDSCAPE - CODE REQUIREMENTS

PROJECT INFORMATION

Project Size: 51,762 Square Feet
Parking Stalls: 79 Parking Stalls
Zoning: DC

LANDSCAPING REQUIREMENTS

Street Tree Requirement: 3 deciduous trees for every 100 linear feet of street frontage
Street Tree Provided: 9 deciduous trees. Powerlines and guy wires are preventing additional trees along the east side. Trees are spaced approximately 40' o.c. on the north side to accommodate decorative catenary lighting and to allow for site lines towards Downtown's most iconic historic structure. Two trees are shown along the west side, however this is a vacated street and is private property.

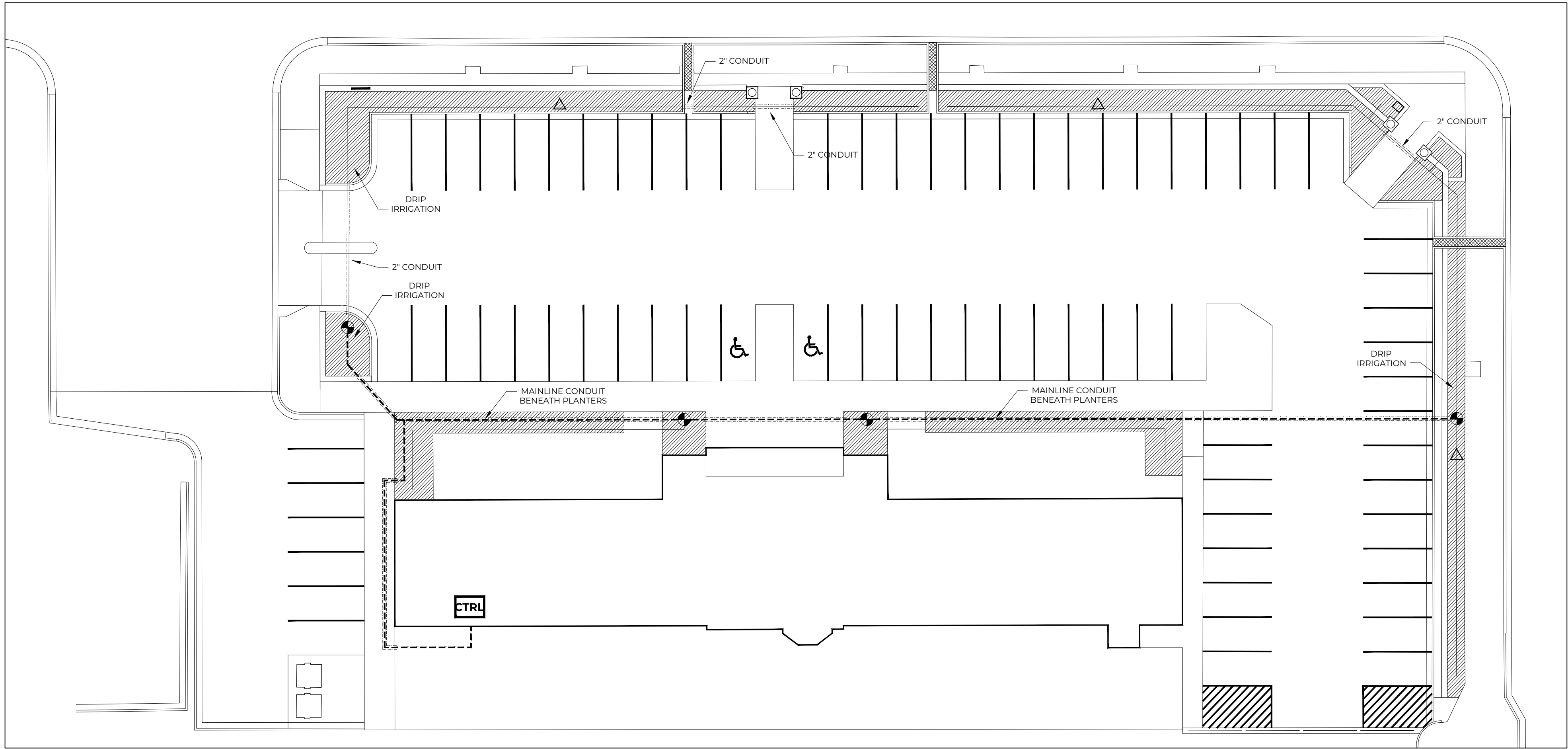
Perimeter Landscaping: 6 Feet: 1 shade or ornamental tree and 5 shrubs for every 25 linear feet of street frontage
Perimeter Provided: North side includes decorative fencing and 238 perennial grasses. East side includes decorative fencing and 130 perennial grasses.

Interior Landscaping: 1 Tree and 3 shrubs for every 20 parking stalls.
Interior Provided: 3 Trees and 22 shrubs and 337 perennials provided for 78 parking stalls.

Trees used to satisfy Interior Landscaping requirements include the 3 Honeylocust Trees. Shrubs used to satisfy Interior Landscape requirements include the hydrangeas and spireas.

All trees, shrubs, and perennials provided on this site plan that are not required by ordinance may be deleted from the project at the discretion of the client.





1 IRRIGATION PLAN

ORIGINAL SCALE: 1"=20' 0' 10' 20' 40'

IRRIGATION PERFORMANCE SPECIFICATION:

CONTRACTOR SHALL DESIGN AND PROVIDE A PRICE FOR AN IRRIGATION SYSTEM ON THIS SITE BASED ON THE FOLLOWING PERFORMANCE SPECIFICATIONS AND PROVIDED IRRIGATION SYSTEM DIAGRAM. LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT SHALL VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.

IRRIGATION CONTRACTOR SHALL HAVE A MINIMUM OF 5 YEARS OF EXPERIENCE WORKING WITH COMMERCIAL IRRIGATION INSTALLATION AND SHALL PROVIDE A MINIMUM OF 3 REFERENCES FOR JOBS COMPLETED OF SIMILAR SIZE AND SCOPE UPON REQUEST OF LANDSCAPE ARCHITECT.

CONTRACTOR TO CONFORM TO ALL APPLICABLE LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES. CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE.

ALL IRRIGATION COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND IRRIGATION INDUSTRY STANDARDS. IRRIGATION CONTRACTOR SHALL FOLLOW ALL RECOMMENDED PRACTICES AS SET FORTH BY THE MANUFACTURER'S SPECIFICATIONS AND THE IRRIGATION ASSOCIATION.

TEST WATER CONDITIONS: IRRIGATION SYSTEM IS TO OPERATE UNDER THE WATER PRESSURE AND FLOW AVAILABLE AT THE PROJECT SITE. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MEASURE OR ANALYZE THE EXISTING OR ANTICIPATED WATER SUPPLY AT THE POINT OF CONNECTION AND DESIGN THE IRRIGATION SYSTEM ACCORDINGLY.

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL FITTINGS, SPRINKLER HEADS, CONTROLLERS, VALVES, WIRING, AND OTHER IRRIGATION COMPONENTS USED ON THIS PROJECT FOR APPROVAL PRIOR TO CONSTRUCTION.

CONTRACTOR TO MAKE CONNECTION INSIDE OF THE BUILDING ON DOMESTIC WATER-LINE. PROVIDE RPZ BACKFLOW PREVENTION SYSTEM AND STUB A 1" WATERLINE OUT OF THE BUILDING FOR USE OF IRRIGATION. CONNECTION, BACKFLOW, AND STUB-OUT SHALL BE INSTALLED BY A LICENSED PLUMBER. FOLLOW ALL APPLICABLE PLUMBING AND BUILDING CODES.

CONTRACTOR TO PROVIDE A MASTERVALVE AND FLOWMETER OUTSIDE OF THE BUILDING, NEAR THE POINT OF CONNECTION. ISOLATION VALVES, BLEEDER DRAIN VALVES, AND QUICK-COUPERS SHALL BE USED AS APPROPRIATE FOR ADEQUATE DRAIN-BACK AND WINTERIZATION.

IRRIGATION CONTROLLER SHALL BE INSTALLED INSIDE OF BUILDING IN A LOCATION APPROVED BY OWNER.

LANDSCAPE DRIPLINE SHALL BE INSTALLED IN ALL PLANTING AND PERENNIAL BEDS. DRIPLINE SHALL BE INSTALLED BENEATH WOOD MULCH AND DIRECTLY OVER THE TOP OF PLANT ROOT BALLS. 4" METAL LANDSCAPE STAPLES SHALL BE INSTALLED ALONG THE LENGTH OF THE DRIPLINE WITH A SPACING OF NO LESS THAN 6' ON CENTER. DRIPLINE SHALL BE INSTALLED SUCH THAT EACH PERENNIAL HAS A MINIMUM OF 1 EMITTER INSTALLED OVER THE ROOTBALL. EACH SHRUB SHALL HAVE A MINIMUM OF 2 EMITTERS INSTALLED OVER THE ROOTBALL. EACH TREE SHALL HAVE A MINIMUM OF 4 EMITTERS INSTALLED OVER THE ROOTBALL.

IRRIGATION MAINLINES SHALL CONSIST OF SCHEDULE 40 PVC. IRRIGATION LATERAL LINES SHALL CONSIST OF #100 POLYETHYLENE TUBING. INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH A MINIMUM 12" OF COVER BASED ON FINISH GRADES. IRRIGATION CONTRACTOR TO DETERMINE MOST APPROPRIATE SIZES FOR ALL LATERAL LINES, ENSURING ADEQUATE WATER FLOW AND PRESSURE.

WHEREVER IRRIGATION LINES ARE RAN BENEATH PAVING, SIDEWALKS, OR OTHER PERMANENT HARD SURFACING, THEY SHALL BE INSTALLED INSIDE OF CLASS 35 PVC CONDUITS HAVING A DIAMETER OF AT LEAST TWICE THE DIAMETER OF THE PIPES CONTAINED WITHIN. CONDUITS SHALL BE INSTALLED A MINIMUM OF 6" BEYOND THE EDGES OF THE HARD SURFACING. COORDINATE SLEEVING INSTALLATION WITH GENERAL CONTRACTOR AND FLATWORK INSTALLATION. IRRIGATION SLEEVING SHALL BE PROVIDED BY IRRIGATION CONTRACTOR.

ALL VALVES SHALL BE INSTALLED INSIDE OF APPROPRIATELY SIZED VALVE BOXES. VALVE BOXES SHALL BE RECTANGLE OR ROUND COMMERCIAL GRADE VALVE BOXES AS MANUFACTURED BY NDS. EACH VALVE BOX SHALL BE INSTALLED WITH DRAINAGE AGGREGATE AND STABILIZING BRICKS, ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

AFTER INSTALLATION IS COMPLETE, CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING IN DIGITAL FORMAT (DWG OR APPROVED EQUAL) AS WELL AS 2 EACH 24"x36" LAMINATED PAPER COPIES TO THE LANDSCAPE ARCHITECT. AS BUILT DRAWINGS SHALL DEPICT FINAL LOCATIONS OF ALL IRRIGATION LINES, CONDUITS, VALVES, QUICK COUPLERS, VALVE BOXES, WIRING LOCATIONS, AS WELL AS ACCURATE VALVE ZONING NUMBERS AS PROGRAMMED IN THE IRRIGATION CLOCK.

IRRIGATION CONTRACTOR SHALL WARRANTY ANY MANUFACTURER OR INSTALLATION DEFECTS FOR 1 CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE.

IRRIGATION CONTRACTOR SHALL INCLUDE 1 WINTERIZATION AND 1 SPRING STARTUP IN THE BID PRICE FOR IRRIGATION INSTALLATION. WINTERIZATION AND SPRING STARTUP SHALL OCCUR IN THE PRESENCE OF THE OWNER. IRRIGATION CONTRACTOR SHALL EDUCATE THE OWNER ON PROPER IRRIGATION OPERATIONS PROCEDURES PRIOR TO FINAL ACCEPTANCE OF THE SYSTEM.

IRRIGATION COMPONENTS LIST

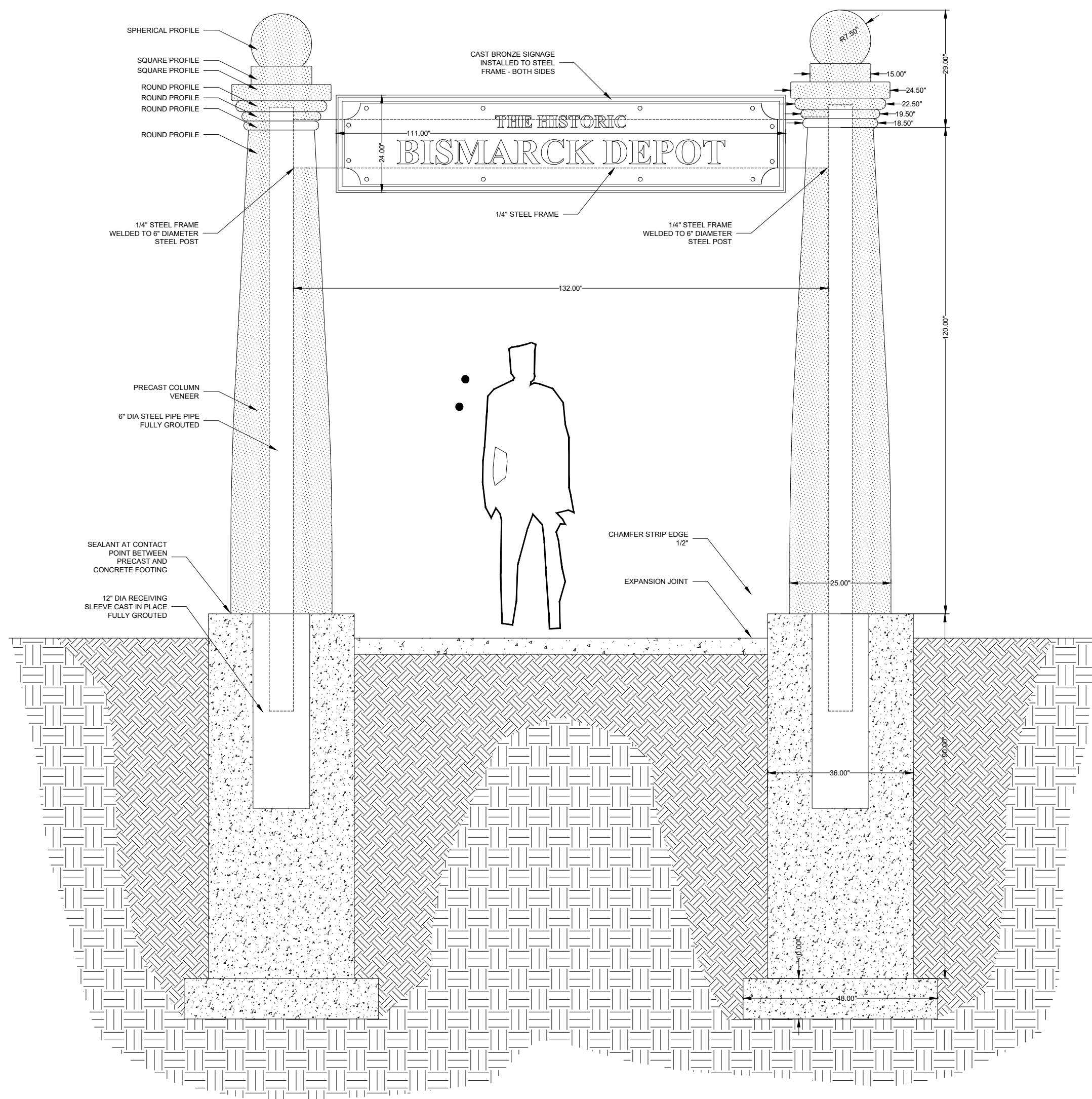
- CTRL CONTROLLER: RAINBIRD ESP4ME3
- MASTER VALVE: RAINBIRD - PGA
- FLOW SENSOR: RAINBIRD - FS100B
- ISOLATION VALVES: PVC BALL VALVE MATCHING SIZE OF MAINLINE.
- QUICK COUPLER: RAIN BIRD 5-LRC 1"
- PVC MAINLINE
- LANDSCAPE DRIPLINE

PLANTING BED IRRIGATION COMPONENTS:

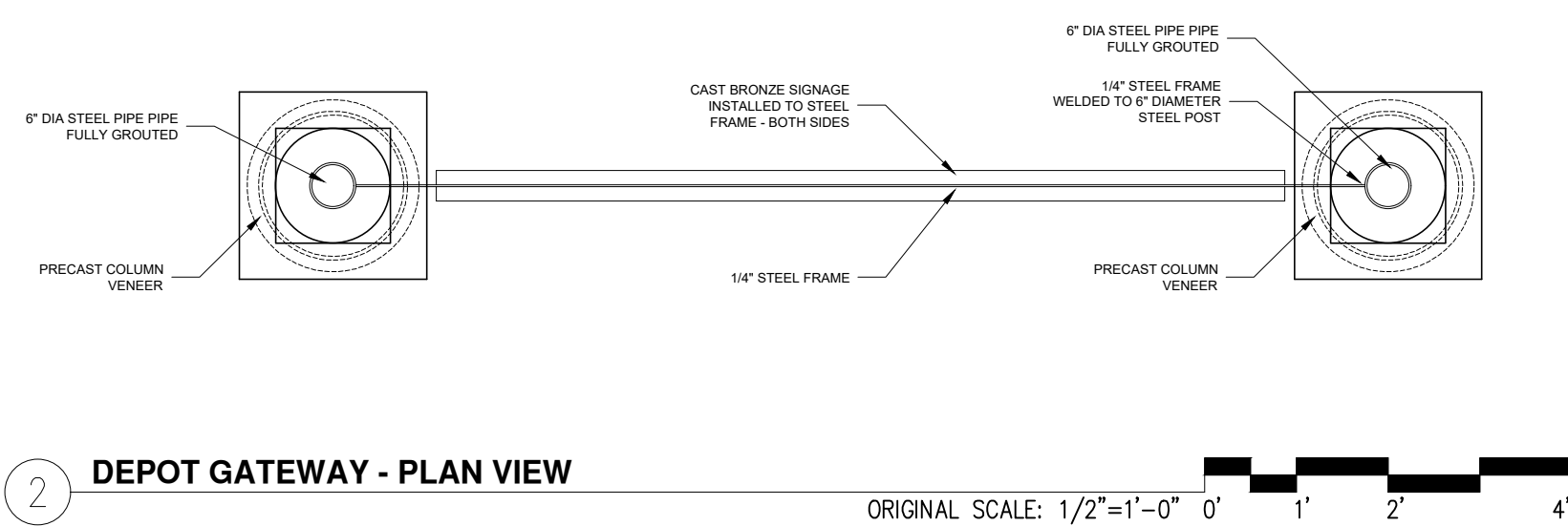
- DRIIP VALVES: RAINBIRD - XCZ-100-PRF
- LANDSCAPE DRIPLINE: RAINBIRD XFD-09-12

REVISIONS		
NO.	BY	DATE
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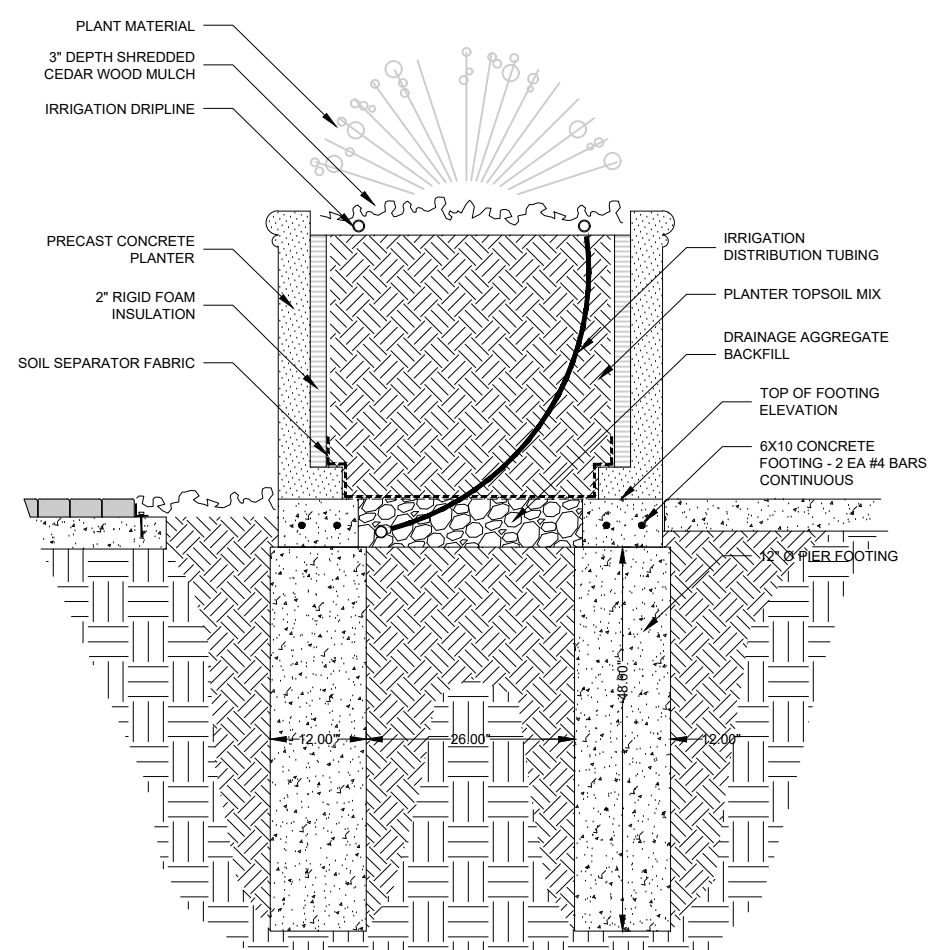




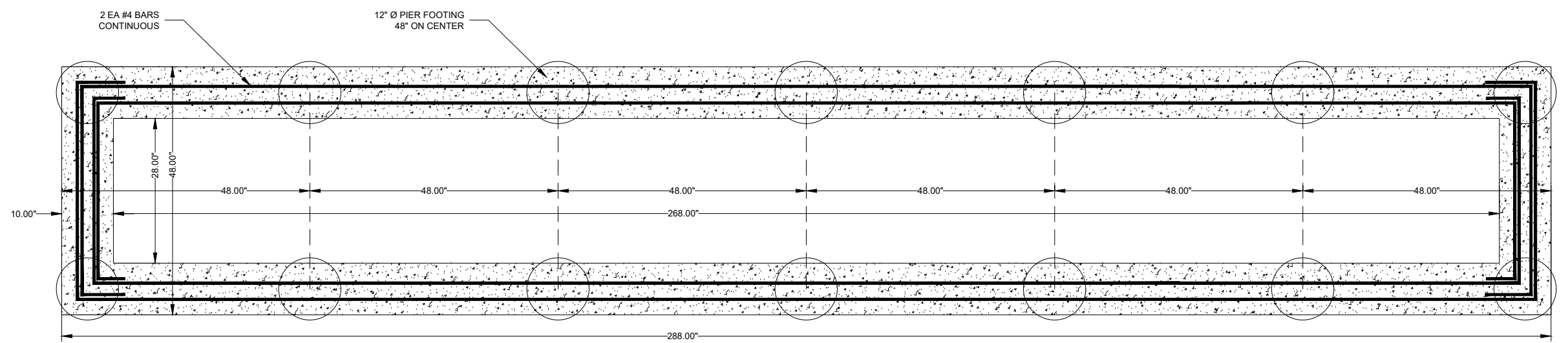
1 DEPOT GATEWAY - FRONT ELEVATION
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



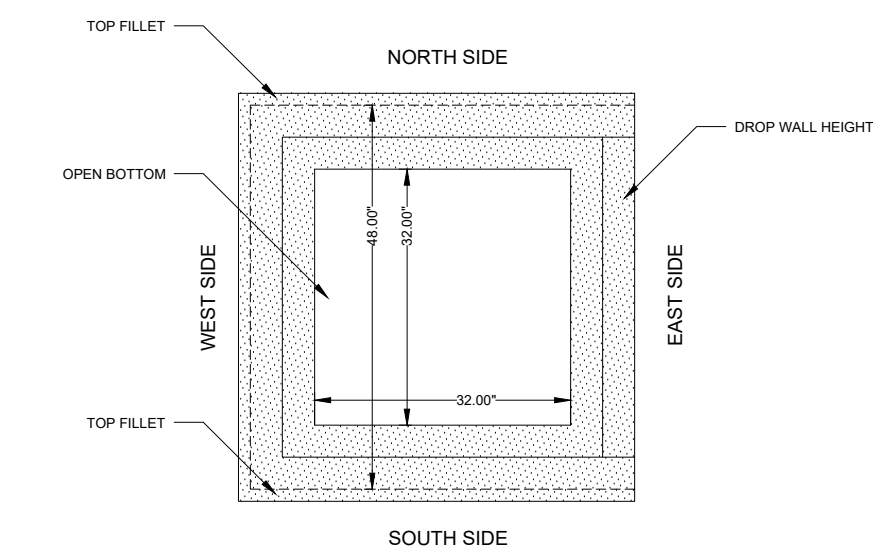
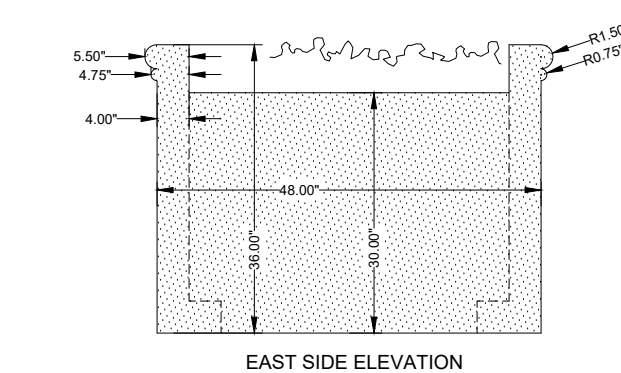
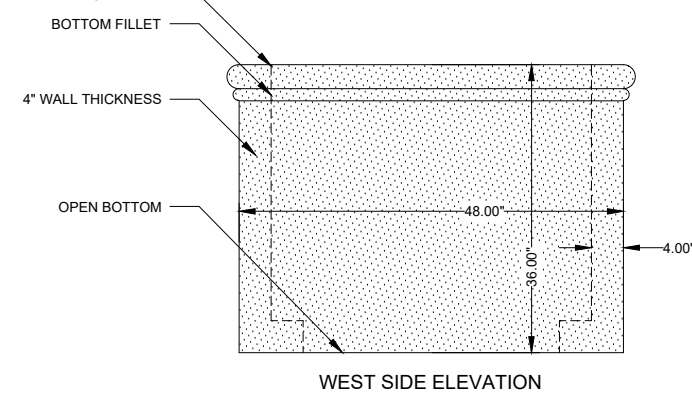
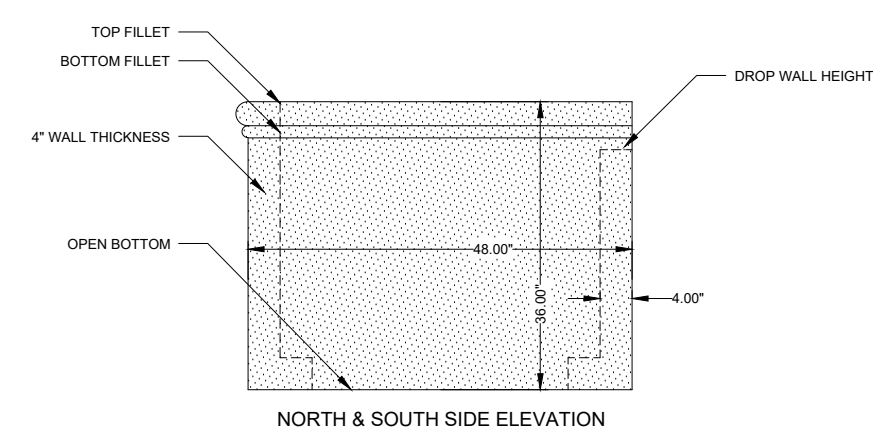
2 DEPOT GATEWAY - PLAN VIEW
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



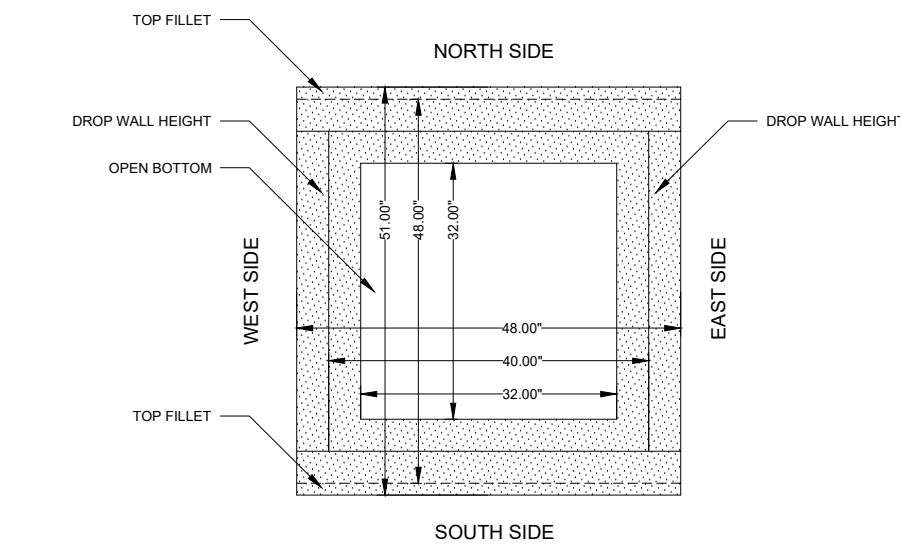
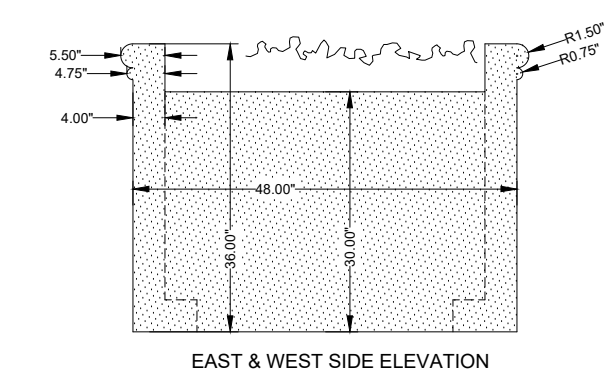
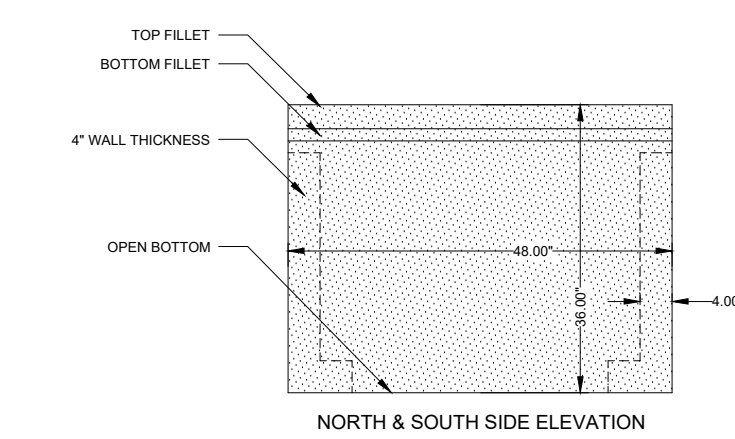
3 TYPICAL PLANTER DETAIL
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



4 PLANTER FOOTING DETAIL
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



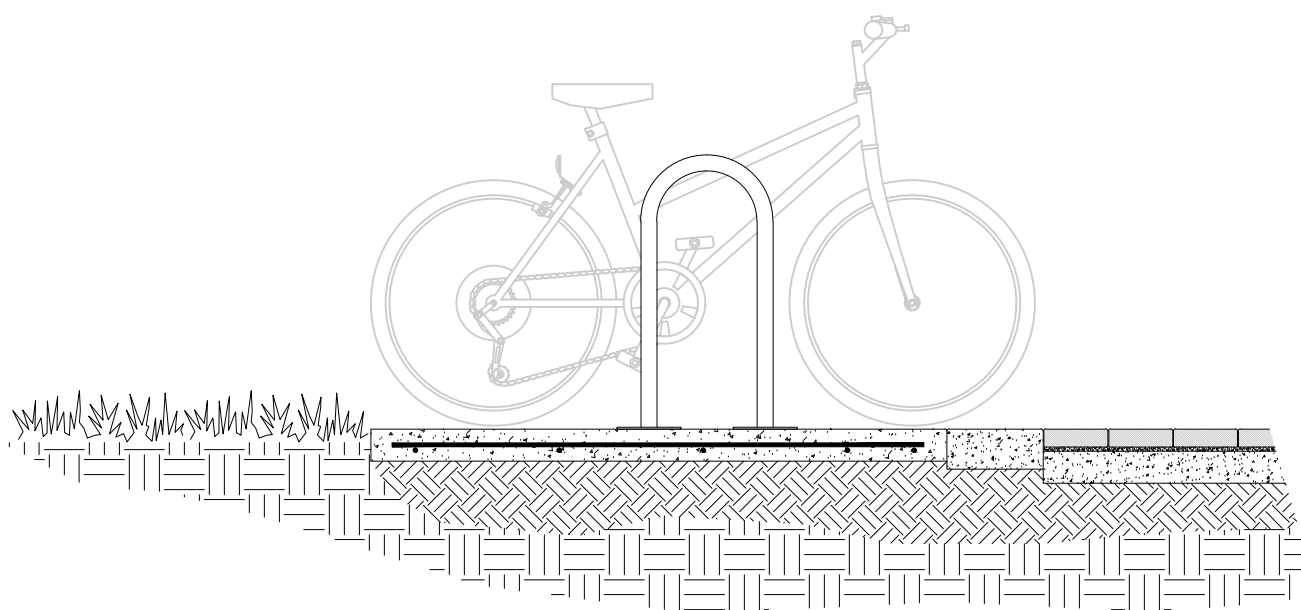
5 PRECAST ENDCAP PLANTER UNIT
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



6 PRECAST INTERIOR PLANTER UNIT
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'

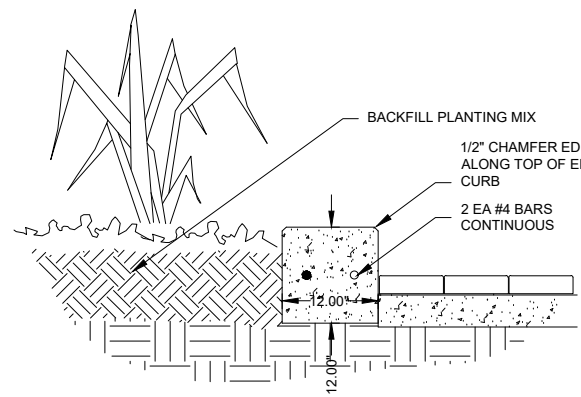


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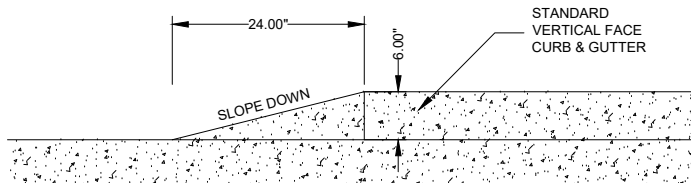


MF9006 Surface Mount U Style Bike Rack

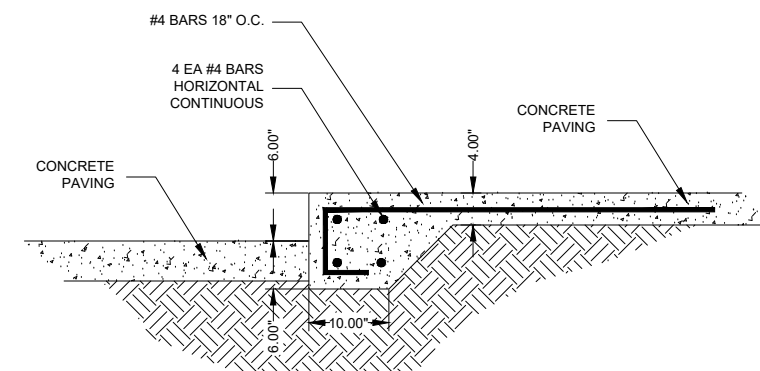
1 BICYCLE RACK DETAIL
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



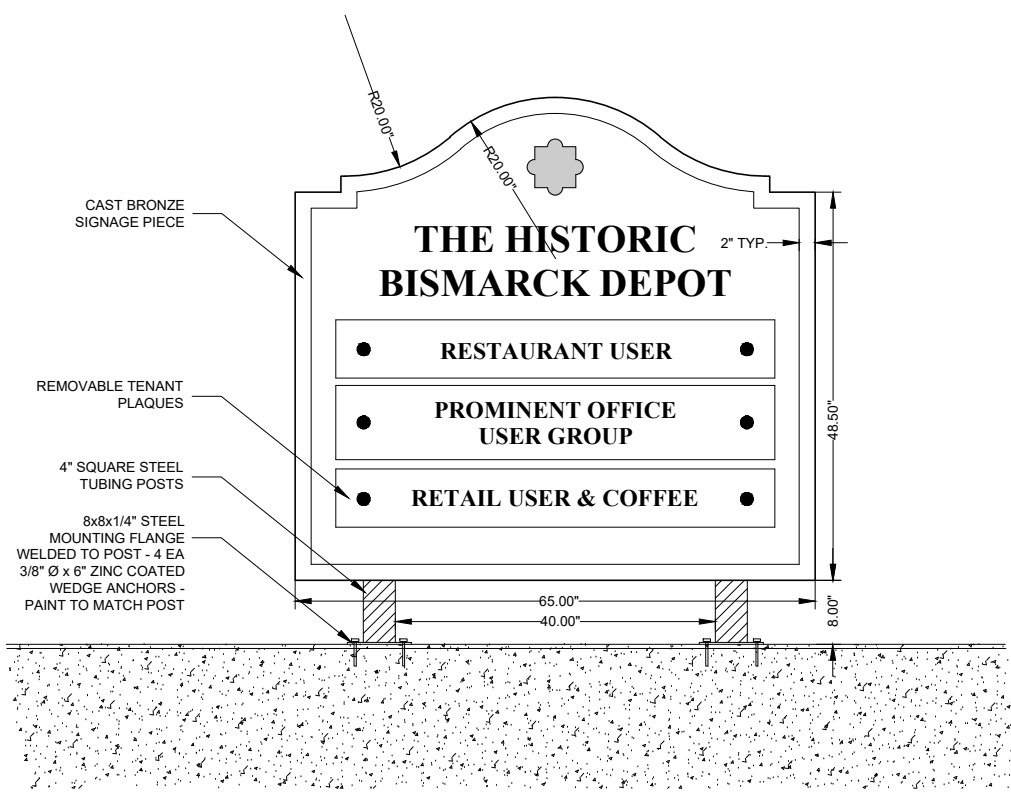
2 12" HEADER CURB DETAIL
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



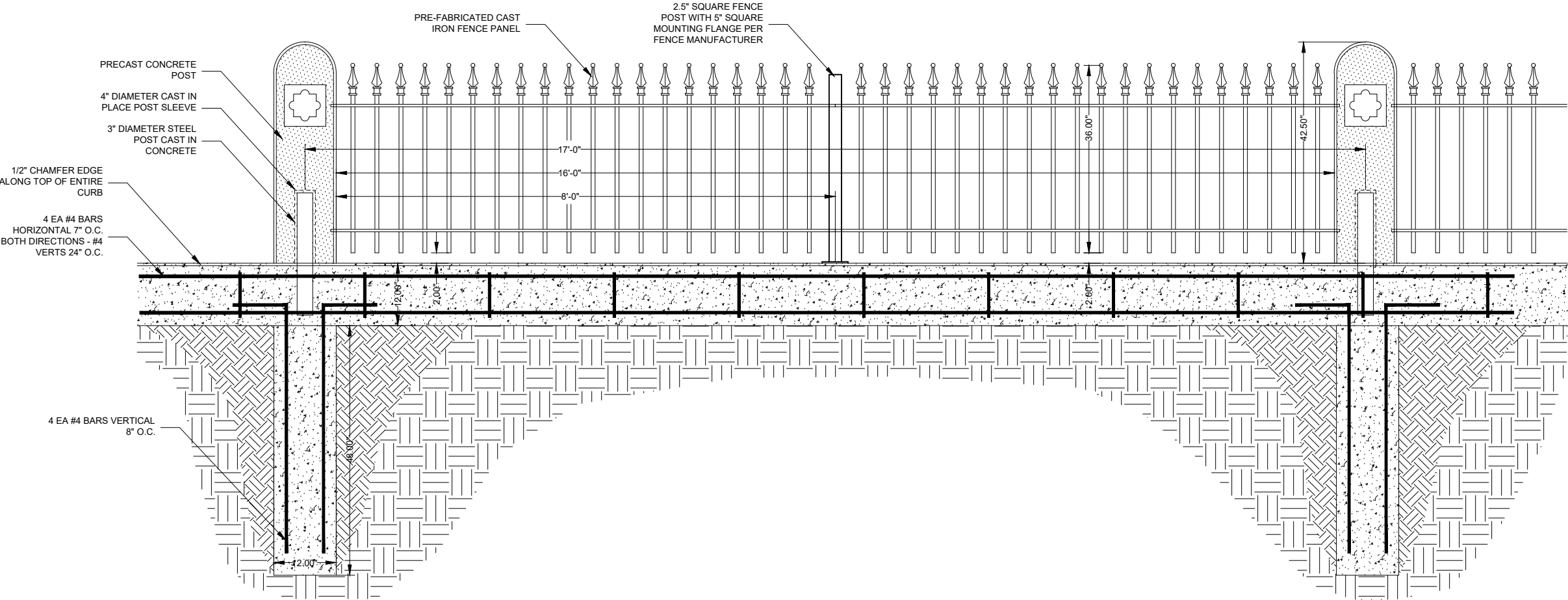
3 DROP CURB DETAIL
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



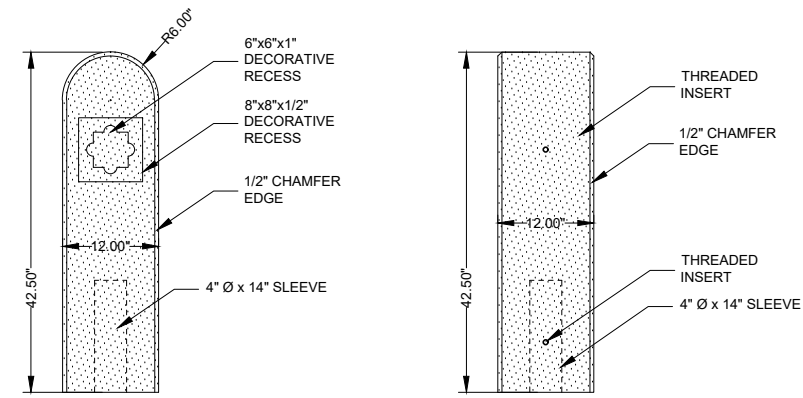
4 THICKENED EDGE CONCRETE SIDEWALK DETAIL
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



5 FACILITY SIGNAGE DETAIL
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



6 FENCING DETAIL 2
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



7 PRECAST FENCE POST - DETAIL 1
ORIGINAL SCALE: 1/2"=1'-0" 0' 1' 2' 4'



Project Summary

<i>Title:</i>	Retaining Wall Reconstruction
<i>Status:</i>	Renaissance Zone Authority
<i>Property Owner(s):</i>	Dakota Enterprises
<i>Project Contact:</i>	Tim Miller, Missouri River Contracting
<i>Project Location:</i>	121 East Front Avenue
<i>Applicant Request:</i>	Removal and reconstruction of existing landscaping and retaining wall surrounding parking lot
<i>Staff Recommendation:</i>	Approve



Project Narrative

Prairie Rose Family Dentists is requesting downtown design review approval of site improvements to the property at 121 East Front Avenue.

The existing retaining wall between the parking lot and East Front Avenue, to the north, has become damaged over time due to vehicles backing into it. The initial proposed improvements include a

redesign of the retaining wall to reorient landscaping to act as a buffer between the parking lot and the wall to minimize future damage from vehicles in the parking lot.

More street trees and landscaping will be introduced than are currently present. No work is proposed for the existing parking lot and building on the site.

Project Context

Land uses adjacent to the project area are depicted on the adjacent map:

(continued)

121 East Front Avenue**Review Standards and Findings of Fact**

The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.

Design standards of the DC – Downtown Core or DF – Downtown Fringe zoning districts, as applicable, would be met with the proposed design (Section 14-04-21.1(4), 14-04-21.2 (4))

Yes. All design standards of the DF – Downtown Fringe Zoning District would be met with the proposed design.

No work is proposed for existing the building or parking lot on the site.

The 2015 Downtown Design Guidelines, and other relevant plans and policies, would be adhered to with the proposed design (Downtown Design Guidelines)

Yes. The proposed design adheres to Downtown Design Guidelines through the usage of high-quality materials whose color and form will blend

into the local landscape. Additionally, the introduction of more street trees and vegetation in the landscaping aligns with Downtown Streetscape Standards.

The applicant will work with staff to ensure that street trees and landscaping meets the technical specifications of the Downtown Streetscape Standards – and other relevant requirements such as Americans with Disabilities Act (ADA) – during the Site Plan process.

The project would meet all applicable building code requirements.

Yes. Building code requirements do not apply to the proposed exterior site design.

Proper administrative procedures related to the request are being followed (Section 14-04-21.1(4)b, 14-04-21.2 (4)b)

Yes. An application requesting downtown design review approval has been submitted to the Community Development Department. Staff have reviewed the application and submitted to the

(continued)

Renaissance Zone Authority for final consideration.

The public health, safety and general welfare will not be adversely impacted by the proposed design ([Goal S10-a](#))

Yes. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed design would not adversely impact the public health, safety, and general welfare.

Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design for 121 East Front Avenue 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. Images of Existing Site
2. Proposed Retaining Wall Material
3. Site Plan

Staff report prepared by: Isak Johnson, Planner

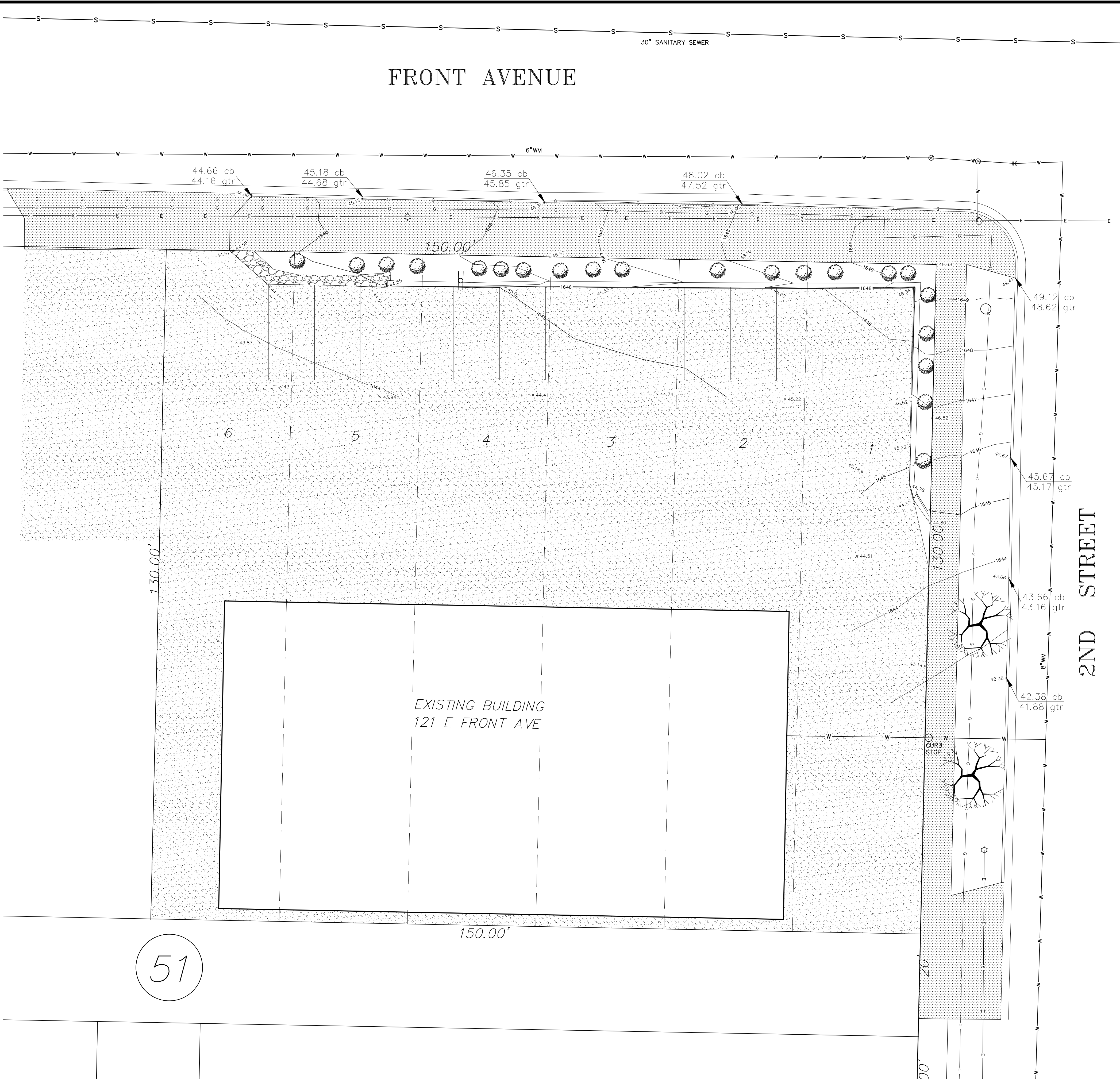
701-355-1850 | ijohnson@bismarcknd.gov

Existing Site from East (South 2nd Street, near intersection with East Front Avenue)



Existing Site from West (looking east along East Front Avenue)





SHEET INDEX

C1.0 EXISTING SITE CONDITIONS
C2.0 REMOVALS AND EROSION CONTROL PLAN
C3.0 DIMENSIONS & PAVING PLAN
C4.0 LANDSCAPE PLAN

DESCRIPTION

121 E FRONT STREET
BISMARCK, ND 58504
LOT 1-6 BLOCK 51, ORIGINAL PLAT

OWNER

DAKOTA ENTERPRISES
121 EAST FRONT STREET
BISMARCK ND, 58504

ZONING

ZONING - DF
LOT AREA - MIN 7,000 SF
LOT WIDTH - MIN 60 FEET
LOTS PRIOR TO 1953 MIN 5,000 SF
LOT WIDTH - MIN 60 FEET
LOTS PRIOR TO 1953 MIN 50 FT
LOT COVERAGE - MAX BUILDING COVERAGE
IS 100% OF LOT AREA
FRONT YARD - NO FRONT SETBACK
SIDE YARD - NO SIDE SETBACK
REAR YARD - NO REAR SETBACK
HEIGHT LIMIT - MAX PRINCIPAL BUILDING 75 FEET

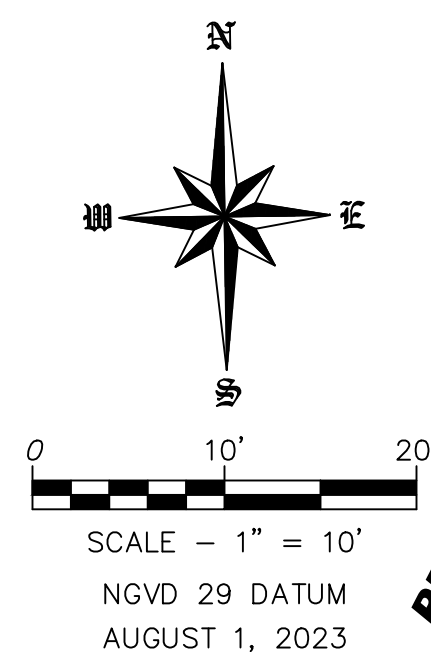
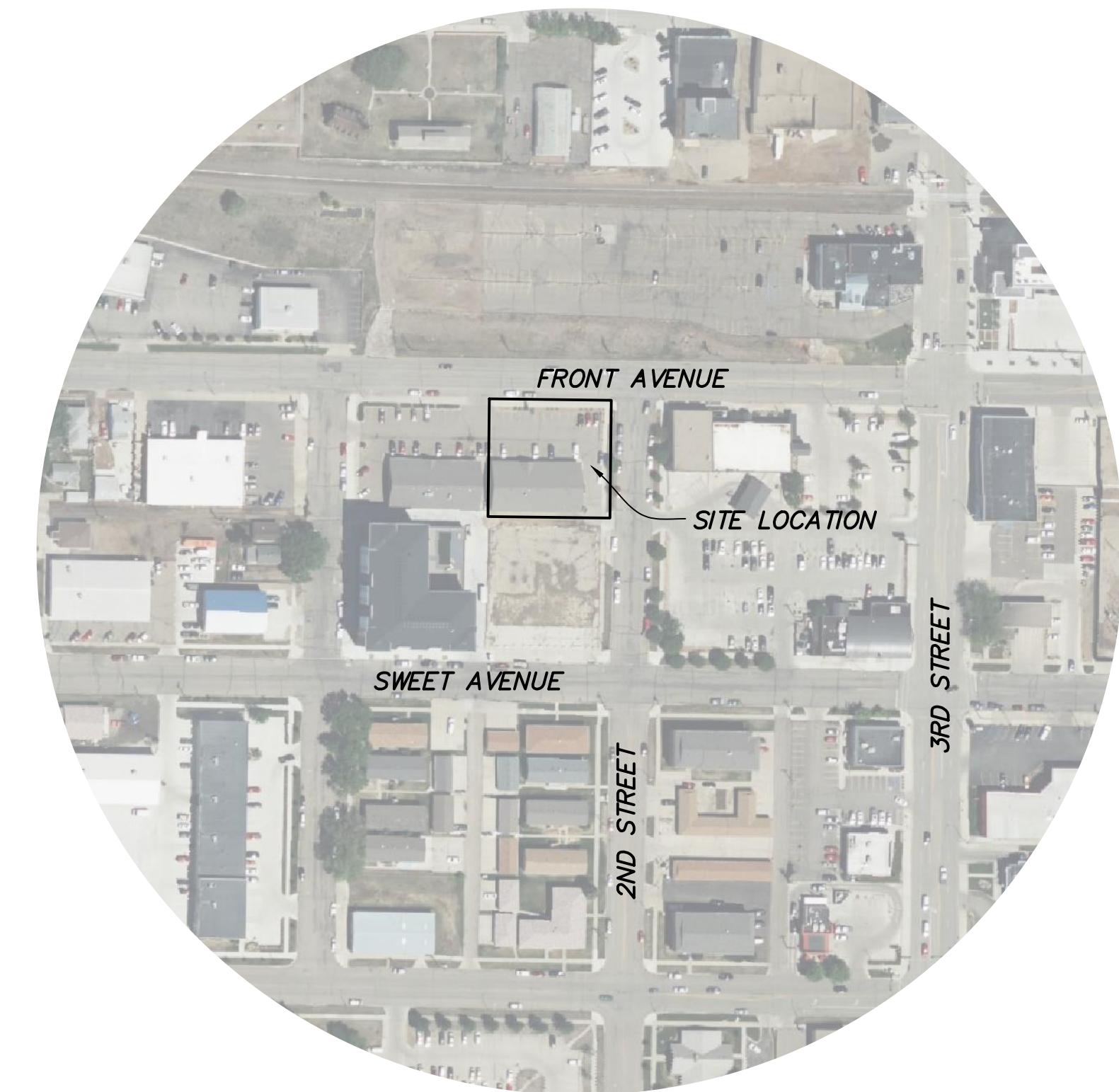
SURVEY DATUM

HORIZONTAL DATUM:
ND STATE PLANE, NAD 83, SOUTH ZONE, INTERNATIONAL
FEET/LOCAL SITE
VERTICAL DATUM:
NGVD 29

LEGEND

- S - EXISTING SANITARY SEWER
- W - EXISTING WATERMAIN
- E - EXISTING UNDERGROUND ELECTRIC
- G - EXISTING UNDERGROUND GAS
- □ - EXISTING MANHOLE
- ☆ ☼ - EXISTING LIGHT-POWER POLE
- — - EXISTING SIGN
- ⊗ - EXISTING VALVE
- ⊙ - EXISTING FIRE HYDRANT
- ▨ - EXISTING ASPHALT
- ▩ - EXISTING CONCRETE
- — - EXISTING CONTOUR
- xxx x - EXISTING GRADE
- ▨ - EXISTING ROCK

LOCATION MAP



**PRELIMINARY-NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION**

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NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-795-0555

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REVISIONS	DATE
Revised	8-3-23

EXISTING SITE CONDITIONS
LOT 1-6 BLOCK 51 ORIGINAL PLAT

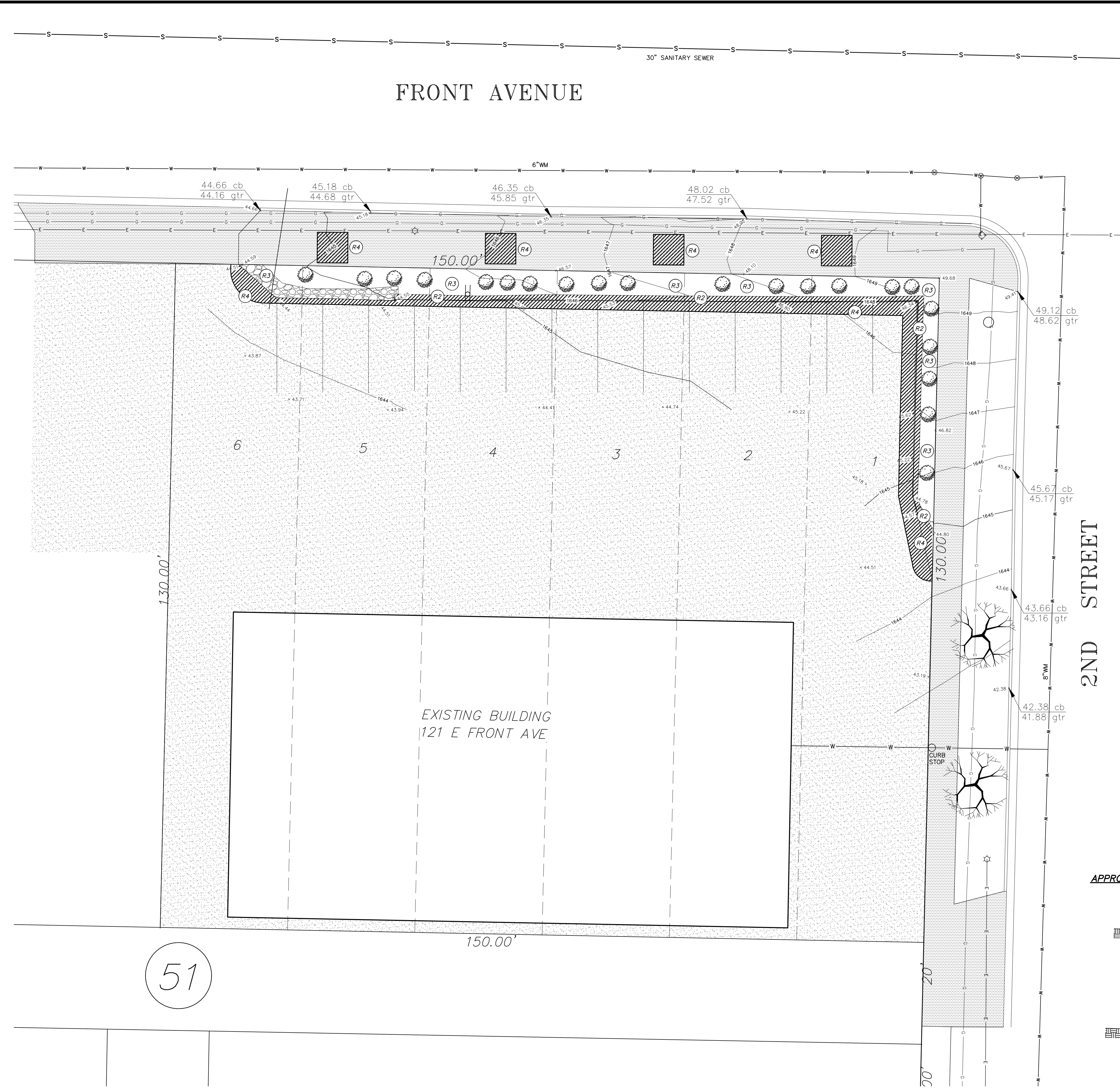
SWENSON, HAGEN & COMPANY P.C.
909 Basin Avenue
Bismarck, North Dakota 58504
shag@swensonhagen.com
Phone (701) 223-2600
Fax (701) 223-2606

Surveying
Hydrology
Land Planning
Civil Engineering
Landscape & Site Design
Construction Management

SH & Co

DRAWN BY: ML
CHECK BY: JP
DATE: 8-1-23
PROJ.#:
COMPUTER FILE:
P:\BISMARCK\ORIGINAL
PLAT\BLOCK 51\
L1-6 B51 SITE
SURVEY.dwg

SHEET C1.0



GENERAL EROSION CONTROL NOTES

- AN N.O.I. AND SWPPP WILL NEED TO BE PREPARED FOR THIS PROJECT BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL SIGN THE DOCUMENTATION AND SUBMIT TO NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY. CONTRACTOR SHALL NOT START THE PROJECT UNTIL RECEIVING AN APPROVAL LETTER FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF BISMARCK.
- CONTRACTOR SHALL IMPLEMENT APPROPRIATE EROSION CONTROL BEFORE BEGINNING ANY LAND DISTURBING ACTIVITIES AS DESIGNED. NOTE: EROSION CONTROL ITEMS SHOWN NEED TO BE IMPLEMENTED AT APPROPRIATE STAGES OF CONSTRUCTION.
- CONTRACTOR SHALL CONTROL DUST BLOWING THROUGHOUT PROJECT.
- CONTRACTOR SHALL SEED AND MULCH DISTURBED AREAS AND/OR PROVIDE SOD.
- CONTRACTOR SHALL HAVE A COPY OF THE SWPPP AND EROSION CONTROL PLAN ON-SITE AT ALL TIMES.
- INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE EVERY 7 DAYS OR WITHIN 24-HOURS OF A RAIN EVENT. INSPECTIONS OF THE CONSTRUCTION SITE SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH ALL ASPECTS OF THE SWPPP AND THE IMPLEMENTED CONTROL PRACTICES. INSPECTIONS SHALL INCLUDE THE REVIEW OF ALL DISTURBED AREAS, STRUCTURAL AND NON-STRUCTURAL CONTROL MEASURES, MATERIAL STORAGE AREAS AND VEHICULAR ACCESS POINTS.
- EROSION CONTROL FOR PROJECT DESIGNATES A MINIMUM EFFORT TO CONTROL AND CONTAIN EROSION SEDIMENTS. CONTRACTOR SHALL USE DUE DILIGENCE TO CONTROL EROSION.
- SEDIMENT TRACKING ONTO ADJACENT STREETS WILL BE PROHIBITED. STREETS SHALL BE CLEANED WITHIN 48 HOURS IF SEDIMENT TRACKING OCCURS.

EROSION CONTROL DURING CONSTRUCTION PROCESS

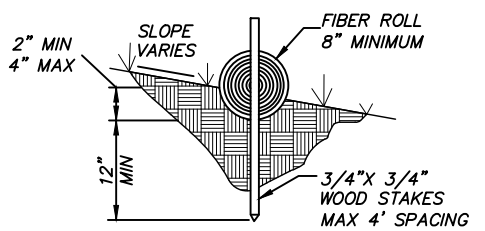
- INSTALL STRAW WATTLES OR SILT FENCE AS DESIGNATED, SEE DETAIL.
- CONTRACTOR SHALL INSTALL STABILIZED ACCESS, SEE DETAIL. CONTRACTOR SHALL MINIMIZE ACCESS TO THE STABILIZED ACCESS.
- DUE TO MULTIPLE CONTRACTORS ONSITE, CONTRACTORS SHALL NOT TRACK EROSION INTO OTHER SITE CONSTRUCTION AREAS.
- EROSION WILL BE PHASED AS INDIVIDUAL BUILDING SITES ARE IMPLEMENTED. STAGE APPROPRIATE EROSION CONTROL AROUND CURRENT PROJECT SITES.
- CONTRACTOR SHALL PROVIDE STRAW WATTLES ALONG PERIMETER OF SITE AS INDICATED ON PLAN.

GENERAL CONSTRUCTION NOTES ALL SHEETS

- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY, STATE AND FEDERAL CODES.
- ALL SITE CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF BISMARCK CONSTRUCTION SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS IMPROVEMENTS AS MODIFIED BY THE ATTACHED PLANS.
- CONTRACTOR MUST BE BONDED BY THE CITY OF BISMARCK FOR ALL CONSTRUCTION IN CITY RIGHT OF WAY OR WHICH CONNECTS TO A CITY UTILITY.
- CONTRACTOR WILL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS.
- IT WILL BE NECESSARY TO HAVE A PRIVATE ENGINEERING AND/OR TESTING FIRM SET GRADES, DO COMPACTION TESTS AND PREPARE RECORD DRAWINGS FOR THE SEWER & WATER LINES. THE CITY ENGINEERING DEPARTMENT WILL REQUIRE TEST REPORTS AND RECORD DRAWINGS PRIOR TO ACCEPTING THE PROJECT AFTER COMPLETION.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS WARNING SIGNS, BARRICADES & NIGHT LIGHTS AT THEIR OWN EXPENSE.
- LOCATE AND PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJOINING PROPERTIES. PROVIDE BARRICADES, COVERINGS OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE AND TO SAFEGUARD AGAINST INJURY TO EXISTING UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH OBTAINING A 3D SURFACE MODEL FOR GRADING PURPOSES.
- CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR ANY GRADING FEES.

REMOVAL NOTES

- ALL REMOVALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY OFF THE OWNERS PROPERTY UNLESS NOTED OTHERWISE.
- REMOVE AND DISPOSE RETAINING WALL.
- REMOVE AND DISPOSE OF LANDSCAPE MATERIAL. (FABRIC, ROCK, PLANTINGS, ETC.)
- SAWCUT AS NECESSARY AND REMOVE CONCRETE/ ASPHALT AND DISPOSE OF OFF-SITE.



DETAIL OF STRAW WATTLE INSTALLATION

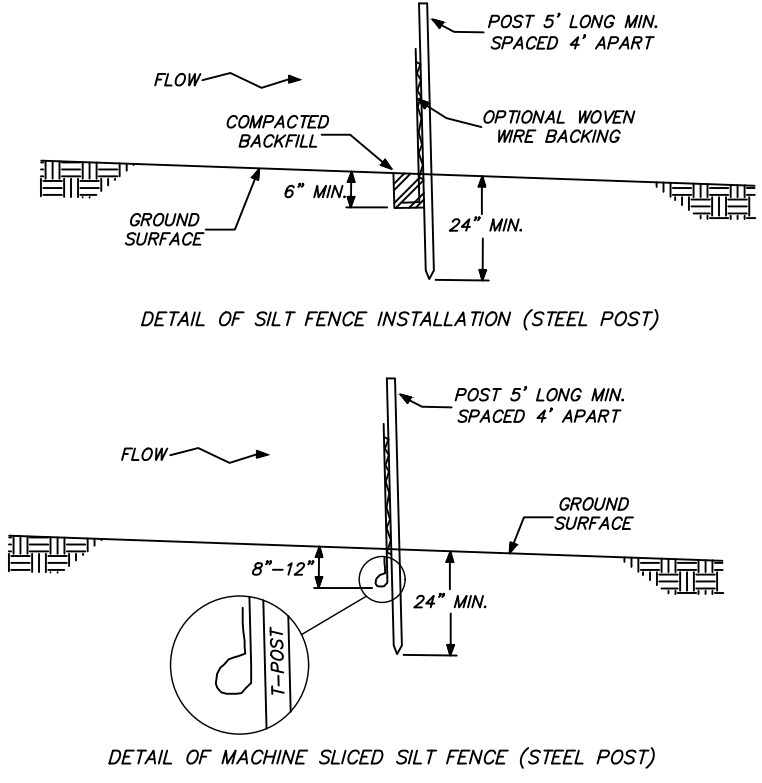
STAKE WATTLES INTO A 2 TO 4 INCH DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE WATTLE.

DRIVE STAKES AT THE END OF EACH WATTLE AND SPACED 4 FEET MAXIMUM ON CENTER.

USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 INCH AND MINIMUM LENGTH OF 24 INCHES.

IF MORE THAN ONE STRAW WATTLE IS PLACED IN A ROW, THE WATTLES SHOULD OVERLAP, NOT ABUTTED.

APPROVED TYPES OF SILT FENCE INSTALLATION



LEGEND

- S — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- E — EXISTING UNDERGROUND ELECTRIC
- G — EXISTING UNDERGROUND GAS
- □ — EXISTING MANHOLE
- ☆ ☼ — EXISTING LIGHT-POWER POLE
- — — — — EXISTING SIGN
- — — — — EXISTING FIRE HYDRANT
- ▨ — EXISTING ASPHALT
- ▤ — EXISTING CONCRETE
- — — — — EXISTING CONTOUR
- — — — — EXISTING GRADE
- ▩ — EXISTING ROCK
- ▨ ▨ ▨ — PROPOSED REMOVALS

0 10' 20'

SCALE — 1" = 10'

NGVD 29 DATUM

AUGUST 1, 2023

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DATE	REVISIONS
8-3-23	Revised

REMOVALS & EROSION CONTROL PLAN

LOT 1-6 BLOCK 51 ORIGINAL PLAT

SWENSON, HAGEN & COMPANY P.C.

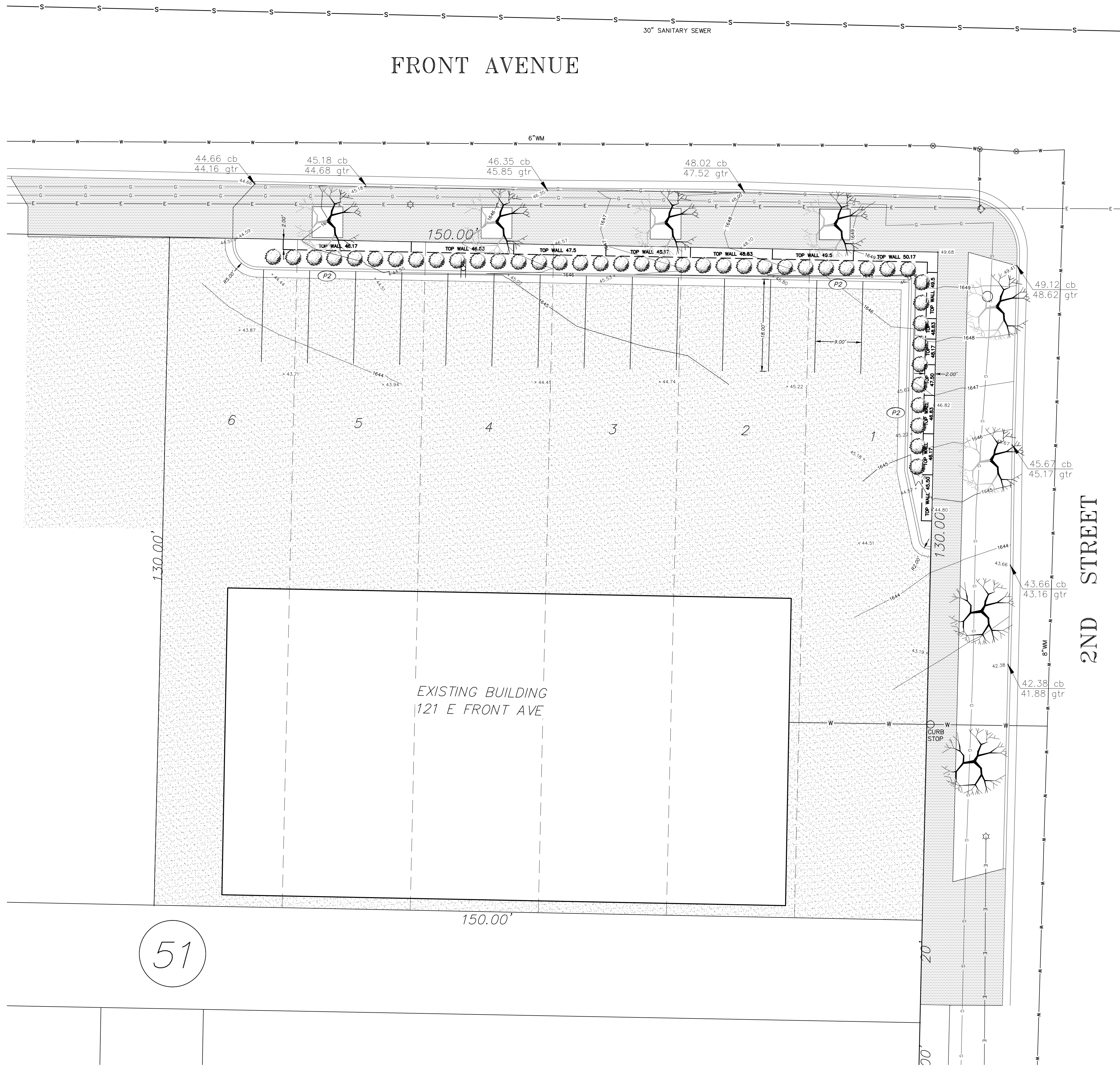
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Bismarck, North Dakota 58504
shceng@swensonhagen.com
Phone (701) 223-2600
Fax (701) 223-2606

Surveying
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Construction Management

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DRAWN BY: ML
CHECK BY: JP
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P:\BISMARCK\ORIGINAL PLAT\BLOCK 51\ L1-6 B51 SITE SURVEY.dwg

SHEET C2.0



GRADING NOTES

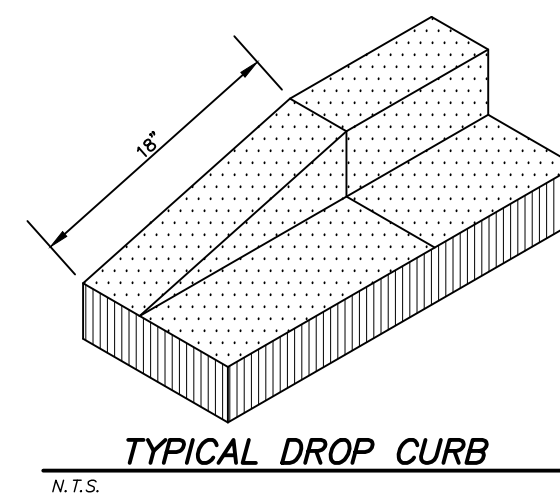
1. THE PROPOSED CONTOURS ARE TO FINISH GRADE.
2. TOPSOIL SHALL BE REMOVED AND STOCKPILED FOR LATER USE. COORDINATE WITH OWNER FOR STOCKPILE LOCATION.
3. REMOVE UNSUITABLE MATERIAL AND ROCKS FROM SITE.
4. ALL AREAS TO BE PAVED SHALL HAVE PROOF ROLL PERFORMED AND OBSERVED BY GEOTECHNICAL ENGINEER.
5. ALL COMPACTION SHALL BE PERFORMED PER SECTION 202 OF THE CITY OF BISMARCK CONSTRUCTION SPECIFICATIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PAYING FOR ALL TESTING.
7. ALL DISTURBED AREAS NOT RECEIVING CURB AND GUTTER, SIDEWALK, CONCRETE, ASPHALT, OR OTHER IMPROVEMENTS SHALL HAVE MINIMUM 4" TOPSOIL.

SIGNAGE & PAVEMENT STRIPING

- SS1 ALL NON-ADA STRIPING SHALL BE 4" WIDE NON REFLECTORIZED PAINT MEETING THE REQUIREMENTS OF AASHTO M28 APPLIED AT A RATE OF 110 SQUARE FEET PER GALLON. COLOR SHALL BE YELLOW. TYPICAL FOR ALL STRIPING UNLESS OTHERWISE NOTED.

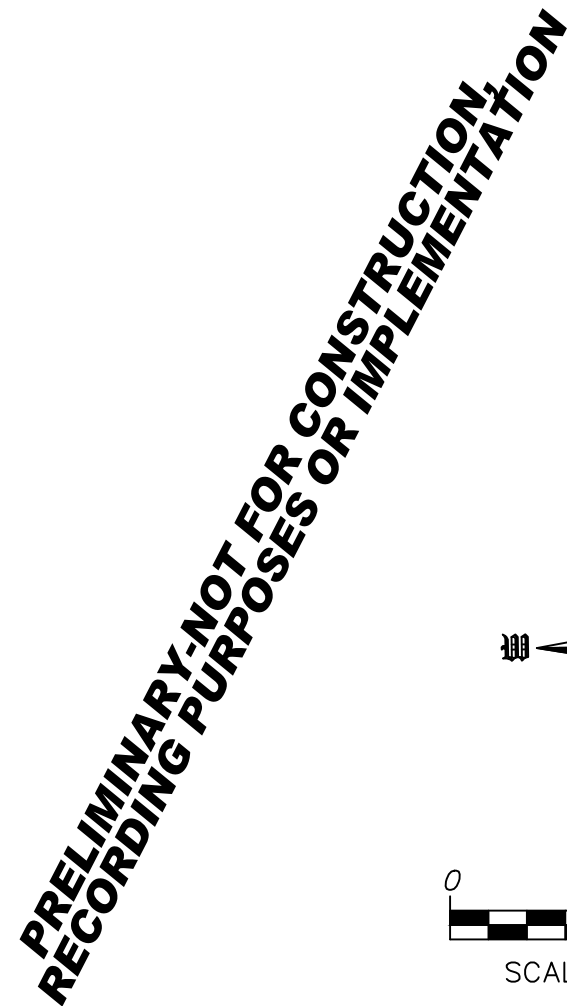
PAVEMENT

- P1 ON SITE EXTERIOR CONCRETE MATERIALS AND CONSTRUCTION MATERIALS SHALL CONFORM TO CITY OF BISMARCK SPECIFICATIONS EXCEPT AS MODIFIED HEREIN. AIR CONTENT SHALL BE 5% TO 7%. STRENGTH AT 28 DAYS SHALL BE 4500 PSI.
- P2 STANDARD VERTICAL FACE CURB AND GUTTER. SEE NOTE THIS SHEET. TIP GUTTER AS APPROPRIATE.



LEGEND

- S ——— EXISTING SANITARY SEWER
- W ——— EXISTING WATERMAIN
- E ——— EXISTING UNDERGROUND ELECTRIC
- G ——— EXISTING UNDERGROUND GAS
- □ EXISTING MANHOLE
- ☆ ○ EXISTING LIGHT-POWER POLE
- — — EXISTING SIGN
- EXISTING FIRE HYDRANT
- ▨ EXISTING ASPHALT
- ▨ EXISTING CONCRETE
- — — EXISTING CONTOUR
- XX.XX' cb
XX.XX' gtr EXISTING GRADE



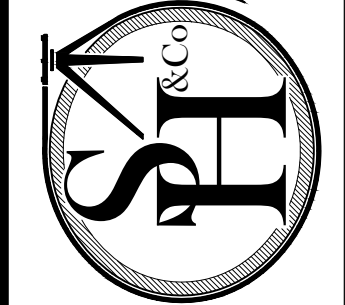
SCALE — 1" = 10'
NGVD 29 DATUM
AUGUST 1, 2023

DATE	8-3-23
REVISIONS	Revised

DIMENSION & PAVING PLAN
LOT 1-6 BLOCK 51 ORIGINAL PLAT

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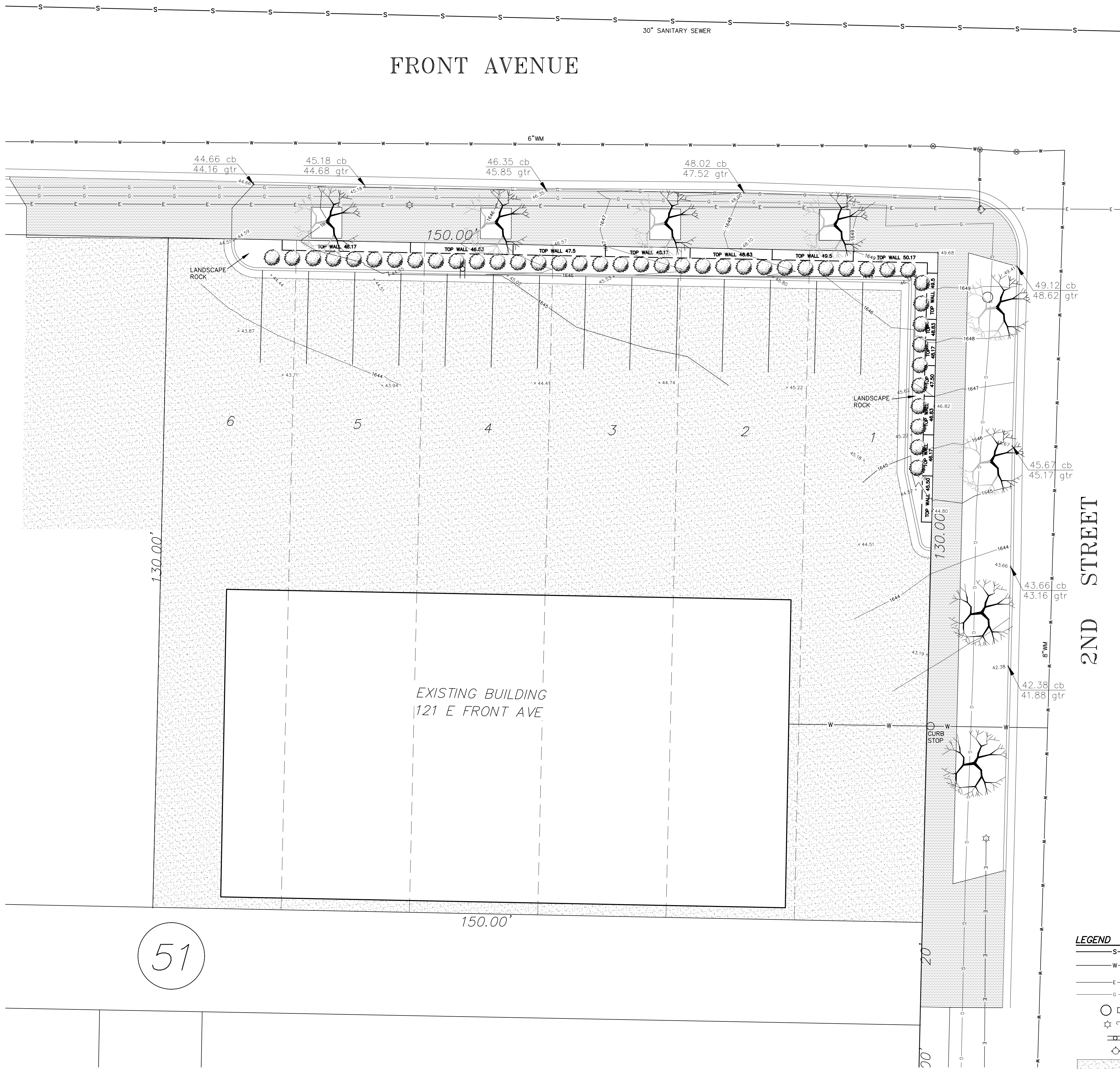
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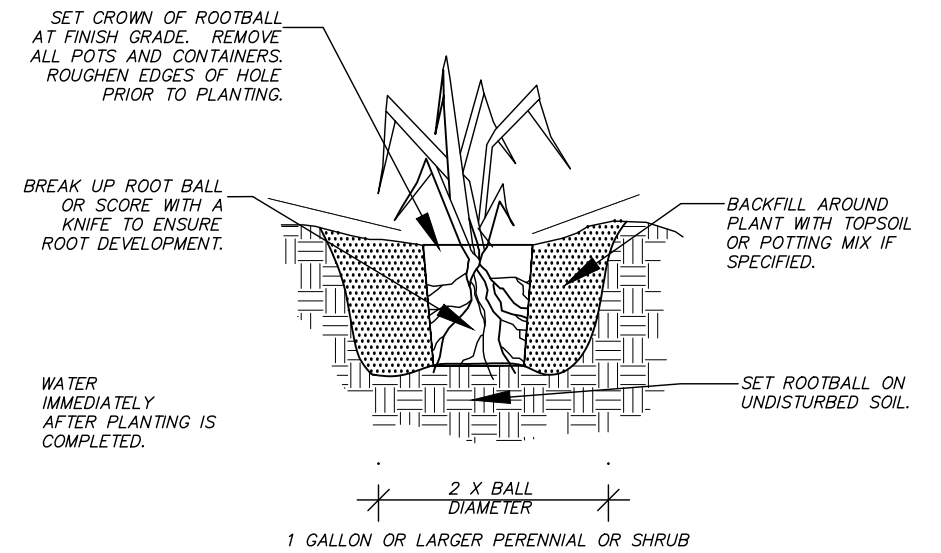
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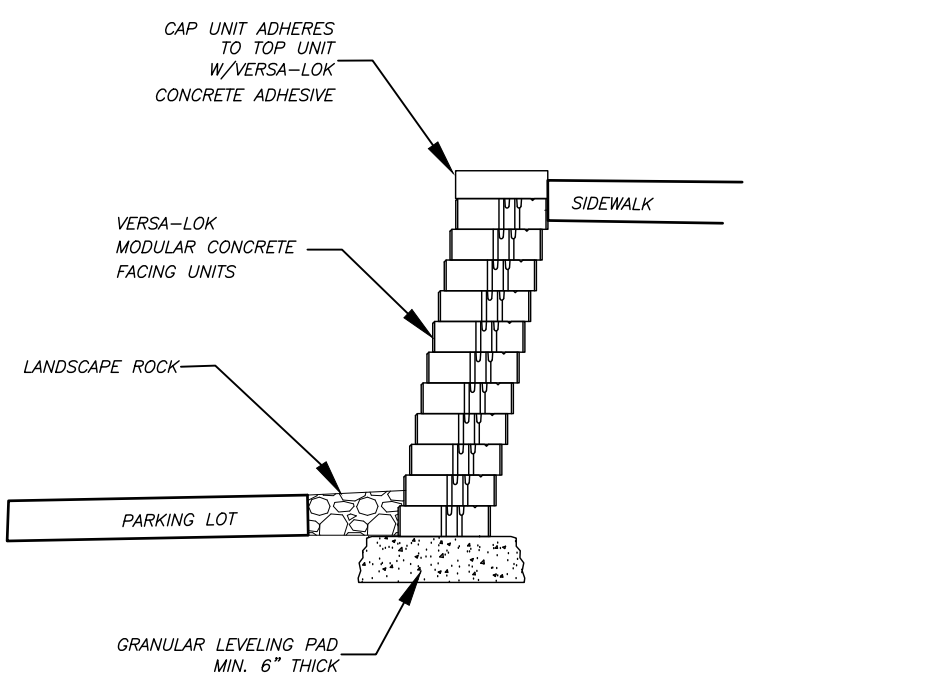
- GENERAL LANDSCAPING NOTES FOR ALL SHEETS**
- 1. PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJOINING PROPERTIES. PROVIDE BARRICADES, COVERINGS OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE AND TO SAFEGUARD AGAINST INJURY TO EXISTING UTILITIES.
 - 2. DAMAGE THAT OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - 3. ALL PLANTING BEDS SHALL BE INSTALLED WITH 3" OF 2" CRUSHED ROCK MULCH, LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SQ. YD. AND WHEREVER NECESSARY, 6" COMMERCIAL GRADE BLACK PLASTIC EDGING TO CONTAIN THE PLANTING BED.
 - 4. ALL LANDSCAPE PLANTINGS ARE TO BE WATERED BY THE LANDSCAPE CONTRACTOR THE SAME DAY THAT THE PLANTING OCCURS. IF WATER IS NOT AVAILABLE AT THE BUILDING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALTERNATIVE METHODS FOR WATERING.
 - 5. STREET TREES SHALL BE INSTALLED HAVING 3" WOOD MULCH LEVEL WITH ADJACENT CONCRETE SIDEWALK.
 - 6. CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES CONFIRMING THE FOLLOWING:
 - FURNISHED TREES GUARANTEED TO LIVE AND REMAIN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 365 DAYS MINIMUM FROM DATE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETED.
 - 7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND CARING FOR ALL PLANT MATERIAL AND OTHER LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL.
 - 8. CONTRACTOR SHALL PROVIDE AND INSTALL TREE WATERING BAGS FOR BOULEVARD TREES.

PLANT PALETTE				
	SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE
TREES	SC	SPRING SNOW CRAB	MALUS "SPRING SNOW"	1 1/4" Col.
SHRUBS	AC	ALPINE CURRANT	Ribes alpinum	2 Gallon
				QNTY.
				6
				42

- LANDSCAPING REQUIREMENTS**
- REQUIRED STREET TREES: FRONT STREET
3 PER 100 FEET = 4 TREES
 - REQUIRED STREET TREES: 2ND STREET
3 PER 100 FEET = 4 TREES
 - REQUIRED PERIMETER PARKING:
LESS THAN 100 SPACES = 4 FOOT WIDTH
CONTINUOUS HEDGE
 - PROVIDED STREET TREES:
4 TREES
 - PROVIDED STREET TREES:
2 PROPOSED 2 EXISTING
 - PROVIDED PERIMETER PARKING:
4 FOOT WIDTH
CONTINUOUS HEDGE



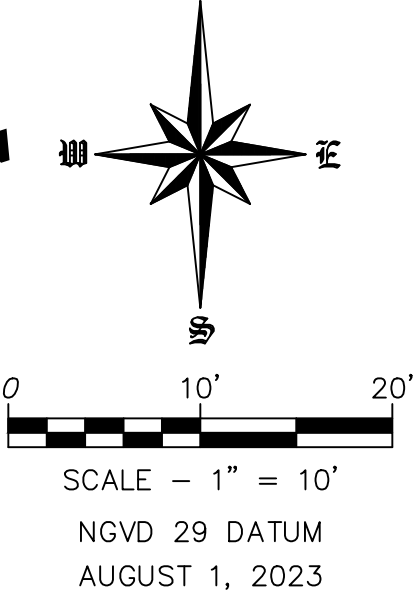
SHRUB/PERENNIAL PLANTING DETAIL
TYPICAL FOR ALL SHRUBS AND PERENNIALS NTS



TYPICAL SECTION-UNREINFORCED RETAINING WALL NTS

- RETAINING WALL NOTES**
- 1. RETAINING WALL SHALL BE CONSTRUCTED OF VERSA-LOK RETAINING WALL SYSTEM OR AN ENGINEER APPROVED EQUAL COLOR AND TEXTURE OF WALL SHALL BE SUBMITTED TO OWNER FOR THEIR APPROVAL.
 - 2. RETAINING WALL SHALL HAVE COMPACTED SAND OR GRAVEL BACKFILL WITH IMPERVIOUS FILL MATERIAL AT TOP PORTION OF WALL.
 - 3. WALL BASE MATERIAL SHALL BE COMPRISED OF LEVELING PAD THAT CONSISTS OF COMPACTED FREE DRAINING GRANULAR MATERIAL A MINIMUM OF 6" THICK.
 - 4. RETAINING WALL SYSTEM SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

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 - G - EXISTING UNDERGROUND GAS
 - □ - EXISTING MANHOLE
 - ☆ ⚡ - EXISTING LIGHT-POWER POLE
 - ⚡ - EXISTING SIGN
 - ⚡ - EXISTING FIRE HYDRANT
 - ▨ - EXISTING ASPHALT
 - ▨ - EXISTING CONCRETE
 - 1800 - EXISTING CONTOUR
 - XX.XX cb XXX.XX gtr - EXISTING GRADE



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DATE
8-3-23

REVISIONS
Revised

LANDSCAPE PLAN

LOT 1-6 BLOCK 51 ORIGINAL PLAT

SWENSON, HAGEN & COMPANY P.C.

909 Basin Avenue
Bismarck, North Dakota 58504
bsceng@swensonhagen.com
Phone (701) 223-2600
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Surveying
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Construction Management

DRAWN BY: ML

CHECK BY: JP

DATE: 8-1-23

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PLAT\BLOCK 51\
L1-6 B51 SITE
SURVEY.dwg

SHEET
C4.0

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	\$129,000	\$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

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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

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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	Completed	11/09/17	12/18/18	12/20/18	11/20/21	\$7,182,725	\$10,468,601	\$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	\$8,975,086	\$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	Completed	06/13/19	06/25/19	06/27/19	06/01/21	\$7,000,000	\$7,365,709	\$186,800	\$7,000,000
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	Completed	10/08/20	10/27/20	10/29/20	02/02/23	\$780,000	\$1,591,134	\$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
149-B	JMN Roots, LLC	212 N 2 nd Street	Purchase w/ Improve	Completed	07/08/21	07/27/21	07/30/21	01/19/22	\$125,000	\$167,359	\$190,000	\$250,000
150-B	Freedom Financial Group, LLC	212 N 2 nd Street	Lease	Completed	07/08/21	07/27/21	07/30/21	01/19/22	N/A	N/A	N/A	N/A
151-B	My Happy Place	319 N Mandan Street	Rehabilitation	Completed	02/10/22	02/22/22	02/24/22	02/03/23	\$125,000	\$141,794	\$193,600	\$400,000
152-B	Balerud Rentals, LLC/DDB Rentals, LLC	425 N 5th Street	Rehabilitation	Completed	07/14/22	07/26/22	07/28/22	04/21/23	\$1,000,000	\$1,010,103	\$1,687,500	\$3,200,000
153-B	Quality Title, Inc	425 N 5th Street	Lease	Completed	07/14/22	07/26/22	07/28/22	04/21/23	N/A	N/A	N/A	N/A
									\$106,799,245	\$94,972,386	\$27,964,680	\$113,332,000