

APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the *2015 RZ Plan*. The RZ Plan delineates the current geographical boundaries of the program (only certain blocks within the downtown core are included) and provides additional detail on minimum investment requirements and applicable program goals and objectives that must be met.

Application submitted for (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Commercial Lease |
| <input type="checkbox"/> Purchase with Major Improvements | <input type="checkbox"/> Rehabilitation: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential |
| <input type="checkbox"/> Primary Residential Purchase | <input type="checkbox"/> Block Addition |

Property Owner Information
Name <i>(printed)</i> :
Name <i>(printed)</i> :
Address:

Contact Person Information <i>(if different than owner)</i>
Name <i>(printed)</i> :
Address:

Parcel Information
Address:
Unit Number:
Renaissance Zone Block Number:
Legal Description <i>(attach separate sheet if more space is needed)</i> :
Parcel Number:

Is this property listed on or a contributing structure to the National Register of Historic Places? ☐ Yes ☐ No
Do you intend to apply for a Historic Preservation Tax Credit in conjunction with this project? ☐ Yes ☐ No

Project Information	
Total Project Cost: (Qualified Capital Improvements)	
Current Use of Property:	
Anticipated Use Upon Completion:	
Expected Date of Purchase:	Expected Date of Occupancy:
Estimated Property Tax Benefit: (Over five year exemption period)	Estimated State Income Tax Benefit: (Over five year exemption period)
Current Employees: (Full-time equivalent)	Anticipated Employees: (Full-time equivalent)

Scope of Work**Additional Project Information**

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: (Taxable Improvement Value)	Estimated Building Value Upon Completion: (Taxable Improvement Value)
Building Area Upon Completion (SF):	Number of Stories Upon Completion:

Commercial Lease Only

Lease Area Upon Completion (SF):			
Type of Business:			
<input type="checkbox"/> New business moving to the Renaissance Zone	<input type="checkbox"/> Expanding Business moving to the Renaissance Zone	<input type="checkbox"/> Existing Business Expanding within the Renaissance Zone	<input type="checkbox"/> Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project

Residential Purchase Only

Will this be your primary place of Residency?:
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Acknowledgement – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the preparation of this submittal and that the forgoing information is true and complete to the best of our knowledge.

Owner (<i>Signature</i>): _____	Date: _____
Joint Owner (<i>Signature</i>): _____	Date: _____
Representative (<i>Signature</i>): _____	Date: _____

CONFIDENTIAL INFORMATION

This application is an open record under NDCC 44-04 and will be available to the public for review. Telephone numbers and e-mail that are provided to the Planning and Development Department for the purpose of communicating with an applicant are exempt from this requirement and are considered to be confidential/non-public information.

This portion of the application must be completed, but it will be kept separate from the rest of the application and the contact information contained herein will not be available to the public for review.

Applicant

Name: _____
Daytime Phone Number: _____ Email: _____

Contact Person/Agent (If Different than Applicant)

Name: _____
Daytime Phone Number: _____ Email: _____

THE FOLLOWING CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH THE APPLICATION FORM:

		Submitted	N/A
Renaissance Zone Project	Current photos of property, relevant to project scope and proposed renderings of the proposed project	<input type="checkbox"/>	
	Certificate of Good Standing from the Office of the State Tax Commissioner	<input type="checkbox"/>	
	Business Incentive Agreement from the Department of Commerce for all non-residential projects	<input type="checkbox"/>	<input type="checkbox"/>
	For residential purchases proved a copy of the purchase agreement	<input type="checkbox"/>	<input type="checkbox"/>
	Goals and objectives as outlined in the 2015 Fargo Renaissance Zone Development Plan (Attachment A)	<input type="checkbox"/>	<input type="checkbox"/>

APPLICATION DEADLINES:

The Renaissance Zone Authority regularly meets on the Fourth Wednesday of each month at 8:00 am in the in the City Commission Chambers at 225 4th Street North, Fargo, ND 58102. For consideration during a monthly meeting:

- **Renaissance Zone** applications are due by 4:30 pm on the **first Wednesday of each month.**

REQUIREMENTS, POLICIES, AND GUIDELINES:

The Renaissance Zone is administered according to the following written documents, each of which are available on the City of Fargo's website. Links are provided on digital versions of this application.

- **Renaissance Zone Designation**
 - o City of Fargo Renaissance Zone Development Plan
 - o North Dakota Renaissance Zone Program Guidelines
 - o Both documents are summarized in the Renaissance Zone Program Information Guide.

CERTIFICATION:

Applicant certifies that, to the best of his/her knowledge and belief, the information contained in the application and attached hereto is true and correct. Applicant also certifies that he/she understands all written requirements, policies, and guidelines of the Fargo Renaissance Zone Authority, the City of Fargo, and/or the State of North Dakota governing the use of the procedure or program being applied for:

(Applicant's Signature)

(Printed Name)

(Date)

If the property owner(s) and applicant are different, the property owner certifies that he/she has full knowledge of this application and consents to its submission:

(Applicant's Signature)

(Printed Name)

(Date)

(Applicant's Signature)

(Printed Name)

(Date)

Attachment A – Goals and Objectives of the 2015 Fargo Renaissance Zone Plan

Is the proposed use of the project consistent with the RZ Plan? As noted in the 2015 Renaissance Zone Development Plan the desired land use on **Block** _____ will contribute to a number of goals and objectives:

1. *Activity Generator [goal]:* Will the project develop activity-generating enterprises along major commercial corridors of the Renaissance Zone? If true, how?

2. *Walkable Districts [goal]:* Will the project create “walkable districts” that integrate a wide range of activities and land uses that encouraging on-street activity? If true, how?

3. *Ground Floor Uses [goal]:* Will the project reserve ground floor land uses to those that will encourage streets to come to life – shops, offices, cafes, restaurants and other “public” facilities? If true, how?

4. *Neighborhood Center [goal]:* Will the project make “Broadway” Fargo’s “Main Street” – a pedestrian-friendly, mixed-use magnet that anchors downtown neighborhoods? If true, how?

5. *Urban Design [goal]:* Will the project the projects embody strong urban design principles inclusive of building massing and form, building materials, pedestrian orientated design, streetscape, building orientation and recognition of the importance of defined block corners, architectural style, high building coverage percentages, limited setbacks or downtown district appropriate setbacks, design longevity and street level transparency? If true, how?

6. *Transportation [goal]:* Will the project manage downtown transportation, accessibility and parking issues in a manner that will allow for further commercial developments and make the entire area more user-friendly. If true, how?

7. *Safe Streets – Safe Neighborhoods [goal]:* Will the project encourage safe streets and safe neighborhoods by relying on and utilizing the “natural surveillance” of lively and active streets? If true, how?

8. *High Quality Housing [goal]*: Will the project continue to encourage the production of unique, high quality housing that is developed in areas targeted for residential development or as a component of a mixed-use project? If true, how?

9. *Infill [goal]*: Will the project encourage and actively pursue projects that increase the productivity of underutilized property such as surface parking lots, vacant land and parcels with low building to land value ratios? (Infill projects shall conform and be consistent with urban design principles as set forth in Goal 5 above.) If true, how?

10. *Housing Amenities [goal]*: Will the project integrate quality housing with public open space and neighborhood amenities, requiring the enhancement of existing amenities in conjunction with the creation of new ones? If true, how?

11. *Downtown Entryways [goal]*: Will the project enhance auto entry experiences with landscaping improvements to all major corridors (Broadway, Roberts St, 1st/NP Avenue, Main Avenue) and gateway statements at Broadway/Main Avenue, Broadway/6th Ave N, 1st Avenue/Red River, Main Avenue/Red River and Main Ave/10th Street N? If true, how?

12. *The Place to Be [goal]*: Will the project make downtown the entertainment/cultural/recreational center of the city, a key destination for visitors/conventioners, and a key destination for residents? If true, how?

13. *A Place Like No Other [goal]*: Will the project highlight the unique historic character of the Renaissance Zone by placing a high value on historic preservation and overall awareness of the history of the area? If true, how?

14. *24 Hours a day – 7 Days per Week – 365 Days a Year [goal]*: Will the project design spaces, facilities and features that will attract people to the area both day and night, on weekdays and weekends, and during all seasons of the year? If true, how?

15. *Connections and Coordination [goal]*: Will the project create strong connections between people, places, and things to do that are vital to creating a strong sense of community? If true, how?

The proposed development or lease are representative of "High Priority Land Uses" as defined by this RZ Plan (pg. 29).

1. Is this a Primary Sector Business? If true, how?

2. Is this an Active Commercial, Specialty Retail or Destination? If true, how?

3. Is this a Mixed-Use Development? If true, how?

4. Does this development include large, upscale residential units? If true, how?

Target Area Considerations: consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance.

1. Is this parcels vacant or underutilized for an extended period of time? If true, how?

2. Is this a parcel specifically targeted for clearance in the Renaissance Zone Plan?

3. Will the project create civic space or public space and/or will enhance pedestrian connectivity, streetscape amenities or contribute to street level activation?

4. Will the proposed project meet investment minimum criteria? How?

5. Will the proposed project accommodate the relocation of a business from another North Dakota community? If true, how?

6. Is the project located within a historic district? Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective? If true, how?