

**RENAISSANCE ZONE AUTHORITY**  
**Wednesday, April 27, 2022 | 8:00AM**  
**City Commission Chambers**  
**AGENDA**

1. Approval of Minutes: July 28, 2021
2. Review application from Great Plains Block 3 Venture, LLC (New Construction) located at 225 4<sup>th</sup> Avenue North and 419 3<sup>rd</sup> Street North
3. Memo from Jim Gilmour, Director of Strategic Planning and Research regarding 401 3<sup>rd</sup> Avenue North
4. Other Business and Public Comment
5. Adjourn – Next Meeting: May 25, 2022

Renaissance Zone Authority meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at [www.FargoND.gov/streaming](http://www.FargoND.gov/streaming). They are rebroadcast each Friday at 3:00 p.m. Minutes are available on the City of Fargo Web site at [www.FargoND.gov/renaissancezoneauthority](http://www.FargoND.gov/renaissancezoneauthority).

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

## **RENAISSANCE ZONE AUTHORITY MINUTES**

**Regular Meeting:**

**Wednesday, July 28, 2021**

The Regular Meeting of the Renaissance Zone Authority of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 8:00 a.m., Wednesday, July 28, 2021.

The Renaissance Zone Authority members present or absent were as follows:

Present: Deb Mathern, Reid Middaugh, Steve Swiontek, Chad Peterson, Dr. Dean Bresciani, Commissioner Dave Piepkorn, Commissioner Arlette Preston

Absent: Prakash Mathew

Chair Mathern called the meeting to order.

**Item 1: Approve Order of Agenda**

Member Bresciani moved the Order of Agenda be approved as presented. Second by Member Peterson. All Members present voted aye and the motion was declared carried.

**Item 2: Minutes: Regular Meeting of May 26, 2021**

Member Piepkorn moved the minutes of the May 26, 2021 Renaissance Zone Authority meeting be approved. Second by Member Preston. All Members present voted aye and the motion was declared carried.

**Item 3: Review application from DFI BD LLC (Rehabilitation) located at 122 Broadway**

Planner Kylie Bagley presented the staff report for a proposal to rehabilitate the existing building at 122 Broadway North. She summarized the details of the proposal and stated staff is recommending approval as the proposal meets the guidelines and all required approval criteria.

Applicant Mike Zimney, Kilbourne Group, spoke on behalf of the proposal.

Member Preston inquired about the ownership of the DFI funds, and declared a conflict of interest.

Member Bresciani moved to recommend to the City Commission approval of the application submitted by DFI BD LLC and to grant the property tax exemption and the State income tax exemptions as allowed by the North Dakota Renaissance Zone law contingent upon completion of the project and verification of costs. Second by Member Swiontek. On call of the roll Members Piepkorn, Middaugh, Swiontek, Peterson, Bresciani, and Mathern voted aye. Member Preston abstained from voting. Absent and not voting: Member Mathew. The motion was declared carried.

**Item 4: Other Business and Public Comments**

Ms. Bagley provided an update on the Renaissance Zone Authority serving as the Board for the Brownfields Advisory Committee for the City of Fargo. She noted a report and presentation on the Mid America Steel site, prepared by SRF Consulting, was presented at the July 26, 2021 City Commission meeting.

**Item 5: Next Meeting – August 25, 2021**

The time at adjournment was 8:10 a.m.

\*Note: Due to technical difficulties Member Mathew was unable to connect into the meeting, however did express his support of the application.



**Renaissance Zone Staff Report for  
Great Plains Block 3 Venture, LLC (330-F)  
419 3<sup>rd</sup> Street North & 225 4<sup>th</sup> Avenue North**

**Project Evaluation:**

The City of Fargo received a Renaissance Zone application from Great Plains Block 3 Venture, LLC to construct a residential building at 419 3<sup>rd</sup> Street North and 225 4<sup>th</sup> Avenue North. Pursuant to the application, the intent of the project is to construct a 6-story building (five levels of residential units, approximately 114 total units) with enclosed and exterior parking. Construction is anticipated to begin late 2022 with completion in 2024.

The Planning Department has reviewed the application and has provided a project ranking based on the analysis below:

1. **Renaissance Zone Plan Goals:** Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2019 Renaissance Zone Development Plan.
  - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.  
The project will add approximately 114 residential market rate housing units.
  - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.  
The project does not increase jobs in Downtown, however, it does provide an increase in residents to support Downtown businesses. More residents can be a driver for more services and activities, reinforcing the cycle of economic benefit.
  - c. *Thrive as a Destination:* Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.  
Though this is a residential project, the project will add 114 residential units in an area south of the tracks that doesn't have a concentration of residential units as other areas in Downtown (the City Centre Lofts project has been constructed recently just to the south of the subject property).
  - d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.  
Project does not address diversity, public amenities or needs for specific populations.
  - e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.  
Bike storage is proposed in the southwest corner of the structure. Applicant is anticipating a space for ride-sharing services, proposed to be located within a street parking space on 3<sup>rd</sup> Street North. The site is several blocks from Broadway and less than a half-mile from the MATBUS GTC (Ground Transportation Center).
  - f. *Park Smart:* Manage parking resources to meet the needs of drivers, while also making room for new development and activity.  
The project proposes 182 parking spaces, including ground floor enclosed parking (140 spaces) and exterior parking on the west side of the development (42 spaces), which the applicant will need to coordinate the details and approvals through separate processes. No underground parking is proposed for this project (nor was it explored), which could increase developability of the site, though site conditions could make this challenging.
  - g. *Play with purpose:* Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).  
The project proposes green space for residents in the southeast corner, which currently utilizes areas of the public realm. The design in this area is important, as the Development Plan identifies that a project should address block definition at the intersection of 2<sup>nd</sup> Street and 4<sup>th</sup> Avenue. This intersection also provides a

connection from Downtown into the Red River greenway through an opening in the floodwall (another opening is located at 1<sup>st</sup> Avenue North, and a pedestrian bridge over 2<sup>nd</sup> Street and the floodwall, just south of City Hall, is anticipated to be constructed in 2023). No information is provided on the design of greenspaces (including the corner or other upper-level outdoor amenities). Stormwater capture is not proposed as part of the project, though the applicant notes improved conditions than previously with greenspace proposed.

**(14/20 points)**

2. **Investment Thresholds:** Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan?

According to the application, the structure accommodates (number) square feet, as follows:

- *Proposed Building Total:* approximately 184,500 square feet
- *Residential:* approximately 138,600 square feet (approximately 30,100 square feet is common area)
- *Parking:* approximately 45,900 square feet

The application estimates a total capital investment of \$23,400,000, which calculates to approximately \$126 per square foot.

**(10/10 points)**

3. **High Priority Land Use:** The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan.

- a. Primary Sector Business:  
No
- b. Active Commercial, Specialty Retail or Destination Commercial:  
No
- c. Mixed Use Development:  
No

**(0/20 points)**

4. **Targeted Areas:** Is the investment located in a “Targeted Area” as defined by this RZ Plan? 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.

- a. Parcels that have been vacant or underutilized for an extended period of time:  
The property has been underutilized for a number of years, including office space and vacant warehouse space. In 2016-2017, 2<sup>nd</sup> Street was re-aligned, which impacted the properties and structures on the east side.
- b. Parcels specifically targeted for clearance:  
The RZ Plan identifies Block 47 for Clearance and redevelopment; mixed-use or housing with definition of block corner at 2<sup>nd</sup> Street and 4<sup>th</sup> Avenue.

**(10/10 points)**

5. **Urban Design:** Is the project representative of strong urban design principles?  
The project includes strong urban design principles, including density, form, and proximity to amenities. The design contemplates the interface of the structure to the right-of-way, as ground floor facades along 4<sup>th</sup> Avenue, and the south portion of the west façade along 3<sup>rd</sup> Street include storefront systems, glazing and canopies that create a more walkable environment. The façades on the north half of the property are less walkable, as they do

not have the same treatment to the façade. Additionally, 2<sup>nd</sup> Street is more challenging due to grading of the road and underpass due to the railroad. The site is located adjacent to the Red River where residents can connect to metro area trails and other destinations.

Staff has some concern that the majority of the exterior building material consists of metal in Downtown. The project is located within the DMU, Downtown-Mixed Use zoning district and will have to meet the architectural intent and other requirements of that zoning district, so materials may change.

**(8/10 points)**

6. **Investment Analysis:** Consideration and analysis as to the total actual investment in the project.

As proposed, the redevelopment project and improvement costs exceed both the 50% (true and full value of the building) and \$100 per square foot requirement. As previously noted, the application represents a total estimated investment of \$23,400,000.

**(10/10 points)**

7. **Business Relocation:** Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?

The project does not involve the movement or relocation of a business from another North Dakota community.

**(criteria does not apply)**

8. **Street Activation:** Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

The project is architecturally designed and provides interest with varying articulation, glazing, textures, and other horizontal elements, such as canopies. Renaissance Zone projects are anticipated to be conscience of four-sided design, which has been seen with other projects in Downtown. The north portion of the project does not have the same design treatment, specifically the north façade is more “blank” than other facades (though this is adjacent to the railroad tracks). Street activation can be challenging without commercial on the ground floor, and with parking, even more so.

**(8/10 points)**

### **Summary:**

This application received a score of 60 on a 90-point scale. The applicant meets criteria and the project is generally consistent with the Renaissance Zone Development Plan. The project ranking total is lower than typical (historically, Renaissance Zone projects typically rank in the 90’s). However, there are several factors to explain this project ranking that should be considered.

When the Renaissance Zone Development Plan was updated in 2019, the goals were adjusted to align with the Downtown InFocus plan, and with only a few projects since the adoption, we are still seeing how the new metrics are working with new projects.

Since the updated Development Plan, the Renaissance Zone Authority has reviewed one residential project and two mixed-use projects, so this application is the second solely residential project. This project is towards the edge of the downtown area, when typically we see mixed-use projects in the core of downtown. When reviewing the redevelopment opportunity for this block, the Development Plan specifically states this block as an opportunity for mixed-use or housing. The Downtown InFocus plan proposes this location is appropriate for residential use.

Additionally, staff understands that projects can't be all things and meet all goals. Having a variety of uses and structures contribute to the overall fabric of Downtown. Downtown projects typically include structures that are mixed-use, including commercial and residential components. This project does not score as high because there is no commercial component (which was also the case with the residential project in the Oak Grove neighborhood, project 311-F).

The proposed new construction project surpasses the local capital improvement requirement of \$100 per square foot for new construction. The amount invested in the project exceeds state and local guidelines. The project does not involve the relocation of commercial businesses from another North Dakota city. The applicant will not be seeking any historic preservation tax credits. The project will make use of a lot that is currently underutilized.

Although the project does not score as high as others in the past, staff still believes this project will be a benefit to the downtown community and will positively contribute to the surrounding neighborhood and businesses and is recommending approval. The project is generally consistent with criteria set forth in the RZ Plan.

| Minimum Criteria (New Construction Proposals) |                                 |              |                 |
|---|---------------------------------|--------------|-----------------|
| Criteria:                                     |                                 | Staff Rating | Possible Points |
| 1   | Consistency with Plan Goals     | 14           | 20              |
| 2   | Investment Thresholds           | 10           | 10              |
| 3   | High Priority Land Use          | 0            | 20              |
| 4   | Consistency with Targeted Areas | 10           | 10              |
| 5   | Urban Design                    | 8            | 10              |
| 6   | Investment Analysis             | 10           | 10              |
| 7   | Business Relocation             | N/A          | N/A             |
| 8   | Street Activation               | 8            | 10              |
| Total Rating (90 possible points)             |                                 | 60           | 90              |

**Suggested motion:**

Recommend approval to the Fargo City Commission to approve the application submitted by Great Plains Block 3 Venture, LLC and to grant the property tax exemption and the State income tax exemptions as allowed by the Renaissance Zone law contingent upon completion of the project and verification of costs.





1ST N

6 AVE N

3ST N

ALY N

ALY N

ALY N

ALY N

Subject Property

ALY N

4ST N

ALY N

3ST N

BURRELL CTN

4 AVE N

2ST N

3 AVE N



## APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the 2019 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 checked="" 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 (printed): Great Plains Block 3 Venture, LLC |
| Name (printed):                                   |
| Address: 210 Broadway Suite 300                   |
| Fargo, ND 58102                                   |

| Contact Person Information (if different than owner) |
|--|
| Name (printed): Deb Wendel Daub                      |
| Address: 210 Broadway, Suite 300                     |
| Fargo, ND 58102                                      |

| Parcel Information   |
|--|
| Address: 225 4 AVE N & 419 3 ST N                                  |
| Unit Number:   |
| Renaissance Zone Block Number: 47                                  |
| Legal Description (attach separate sheet if more space is needed): |
| Parcel Number: 01-2160-00083-000 & 01-1540-01502-000               |

|   |                              |  |
|---|------------------------------|--|
| Is this property listed on or a contributing structure to the National Register of Historic Places? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Do you intend to apply for a Historic Preservation Tax Credit in conjunction with this project?     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

| Project Information  |  |
|--|--|
| Total Project Cost:<br>(Qualified Capital Improvements) <b>\$23.4MM</b>  |  |
| Current Use of Property: Single story office building. Vacant former school district warehouse and food prep kitchen |  |
| Anticipated Use Upon Completion: Market rate apartments  |  |
| Expected Date of Purchase: Summer 2022   | Expected Date of Occupancy: Fall 2024                                      |
| Estimated Property Tax Benefit:<br>(Over five year exemption period) <b>\$1.6MM</b>                                  | Estimated State Income Tax Benefit:<br>(Over five year exemption period) - |
| Current Employees:<br>(Full-time equivalent) -   | Anticipated Employees:<br>(Full-time equivalent) -                         |

**Scope of Work**

Six story building with five levels of apartments totaling +/-114 units. First floor podium will include parking for residents and some amenity features such a lobby/mail, parcel room, pet wash and bike parking. Project will include rooftop outdoor terrace space and clubroom amenity.

**Additional Project Information**

New Construction/Rehabilitation/Purchase with Improvements Only

|  |  |
|--|--|
| Current Building Value:<br>(Taxable Improvement Value) \$1.49M + \$1.82M | Estimated Building Value Upon Completion:<br>(Taxable Improvement Value) \$19.9M |
| Building Area Upon<br>Completion (SF): 184,500                           | Number of Stories<br>Upon Completion: 6  |



Commercial Lease Only

|  |  |  |   |
|--|--|--|---|
| Lease Area Upon Completion (SF): n/a                                 |  |  |   |
| 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?: n/a

**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 (Signature):           | Date: 4-6-2022 |
| Joint Owner (Signature):  | Date:          |
| Representative (Signature):  | Date: 4-6-2022 |

**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 checked="" type="checkbox"/> |                                     |
|                          | <u>Certificate of Good Standing</u> from the Office of the State Tax Commissioner                     | <input checked="" type="checkbox"/> |                                     |
|                          | <u>Business Incentive Agreement</u> from the Department of Commerce for all non-residential projects  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|                          | For residential purchases proved a copy of the purchase agreement                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                          | Goals and objectives as outlined in the 2015 Fargo Renaissance Zone Development Plan (Attachment A)   | <input checked="" 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 4<sup>th</sup> 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.

- **Renaissance Zone Designation**
  - o City of Fargo Renaissance Zone Development Plan
  - o North Dakota Renaissance Zone Program Guidelines

**CERTIFICATION:**

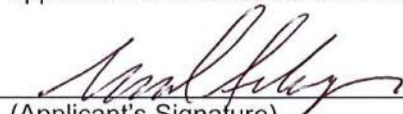
Applicant certifies that, to the best of his/her knowledge and belief, the information contained in the application and attached hereto is true and correct. Applicant also certifies that he/she understands all written requirements, policies, and guidelines of the Fargo Renaissance Zone Authority, the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

  
(Applicant's Signature)

Deb Wendel Daub  
(Printed Name)

4-6-2022  
(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)

Mike Allmendinger  
(Printed Name)

4-6-2022  
(Date)

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Date)

## Goals of the Fargo Renaissance Zone Plan

Is the proposed use of the project consistent with the RZ Plan? As noted in the Renaissance Zone Development Plan the desired land use will contribute to a number of goals:

1. *Grow as a Neighborhood.* How will this project invest in housing to increase the population living Downtown and maintain Downtown's diversity?

Project adds 114 new housing units (+/-190 residents) on a site that was formerly only office space and warehouse.

2. *Prosper as a Business Center.* How will this project increase the number and type of jobs Downtown (or accessible from Downtown)?

Project will add additional residents supporting existing and new businesses in downtown. Adding more downtown residents is a stated goal of the InFocus plan: "More people living downtown results in more people supporting local retail during all times of the day and week. The greater the number of those living downtown, the greater the range of services and activities that, in turn, further attract more residents. It is a reinforcing cycle that brings substantial economic benefits."

3. *Thrive as a Destination.* How will this project create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop to the community's social life?

Project will contribute to the City's riverfront plans by adding high quality infill development and new activity in this underutilized area. A rooftop amenity would be designed to take advantage of this riverfront site and views of the river corridor.

4. *Be a Model for Inclusive Growth and Development.* How will this project protect Downtown's diversity and evolve as a model for equitable growth and development?

The project will replace underutilized office and vacant warehouse space with market rate apartments. These apartments and the increased income density will support downtown's existing businesses. The increased units will contribute to long term downtown population growth.

5. *Complete our Streets.* How will this project make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car?

The 4th ave corridor and connection to the riverfront has in recent decades suffered from a lack of residential activity and an abundance of surface parking. This corridor has recently had several infill projects which are helping make this project more walkable, inviting, and activated. This project would continue this efforts to create a better connection between the riverfront and downtown.

6. *Park Smart.* How will this project manage parking resources to meet the needs of drivers, while also making room for new development and activity?

Project will provide adequate off-site parking for the residents.

7. *Play with Purpose.* Will this project develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater)?

The project adds a green space for residents in the southeast corner of the project near the intersection of 4th Ave and 2nd St. The high quality development will also contribute to a better public realm and make 4th Avenue a more inviting connection between downtown and the riverfront.



AdditionNameN Dak Urban Renewal 1st

BlockLegal3

LotLegalLT 2 LESS PT OF LT 2 DESC AS: BEG AT THE NE COR OF SD LT 2; THEN S 87° 07' 40"W ALG THE NLY LN OF SD LT 2 FOR A DIST OF 84.55'; THEN S 32° 28' 16" W FOR A DIST OF 102.27'; THEN S 57° 31' 44" E FOR A DIST OF 25'; THEN S 32° 28' 16" W FOR A DIST OF 63.71' TO A PT OF INTERSECTION WITH THE SLY LN OF SD LT 2; THEN N 87° 04' 06" E ALG THE SLY LN OF SD LT 2 FOR A DIST OF 144.53' TO THE SW COR OF SD LT 2; THEN NLY ALG THE ELY LN OF SD LT 2 FOR A DIST OF 151' TO THE PT OF BEG; SD TRACT CONTAINS 17,122 SF MORE OR LESS; ALSO LESS DEDICATION #1631416

LegDescAdditional5/24/17 SPL/FR 01-2160-00080-000 SPL#2017-050 DOC# 1505444 \*9/28/2021 SPL/FRM 01-2160-00082-000 VIA VACATION #1630487 & DEDICATION #1631416

AdditionNameKeeney & Devitts 2nd

BlockLegal24

LotLegal6, 7, 8, 9 & 13 THRU 18, KEENEY SUBD OF LTS 6, 7 & 9 & LT 1, BLK 3 ND R-1 URBAN RENEWAL & ALL VAC N-S & E-W ALLEYS IN BLK 24 TOGETHER WITH THAT PT OF VAC 5TH AVE N LYING NLY OF BLK 24 OF SD KENNEY AND DEVITT'S 2ND AND SD KENNEY'S SUBDIV AND SLY OF A LN WHICH IS PARALLEL WITH AND 30 FT SLY OF THE CENTERLINE OF BNSF RAILWAY CO MAINLINE TRACK; SD TRACT CONTAINS 54,322 SF; LESS DEDICATION #1631416

LegDescAdditional\*06/07/91 LEGAL DESC CORR \*09/11/96 LEGAL DESC CORR \*02/14/17 SPL/FR 01-1540-01500-000 SPL# 2017-040 DOC#1472618 \*9/28/2021 SPL/FRM 01-2160-00082-000 VIA VACATION #1630487 & DEDICATION #1631416







# BLOCK 3 APARTMENTS

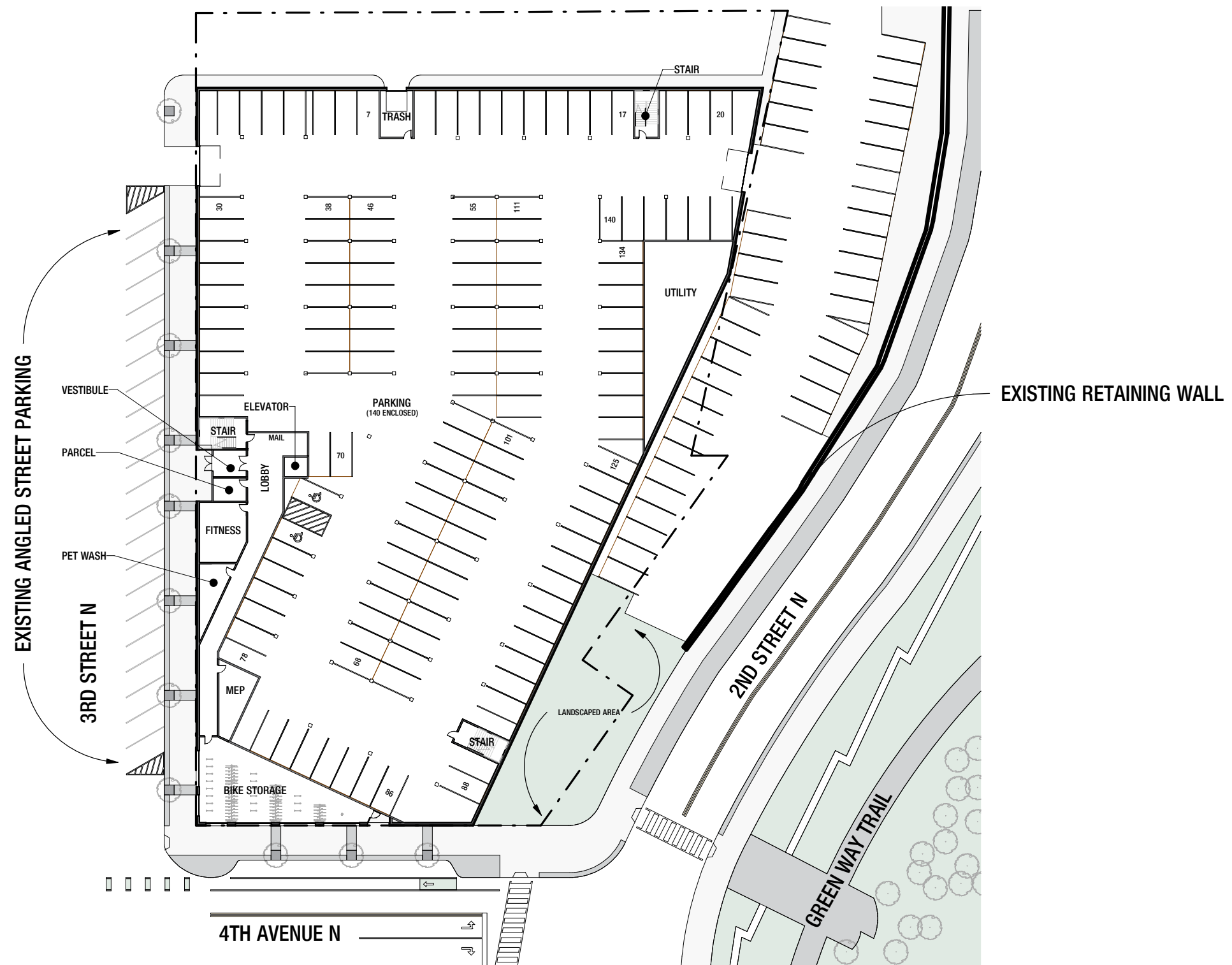
RENAISSANCE ZONE AUTHORITY

APRIL 27, 2022



DESIGN FOR LIFE





\*FINAL LANDSCAPE PLAN - TBD

# FIRST FLOOR PLAN / SITE PLAN

© 2022 JLG ARCHITECTS | JLG 21341 | BLOCK 3 APARTMENTS







AERIAL VIEW LOOKING NORTHEAST



AERIAL FROM ABOVE RIVER LOOKING WEST

# PRELIMINARY RENDERINGS

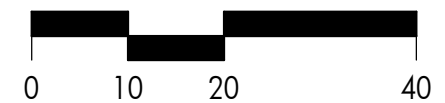


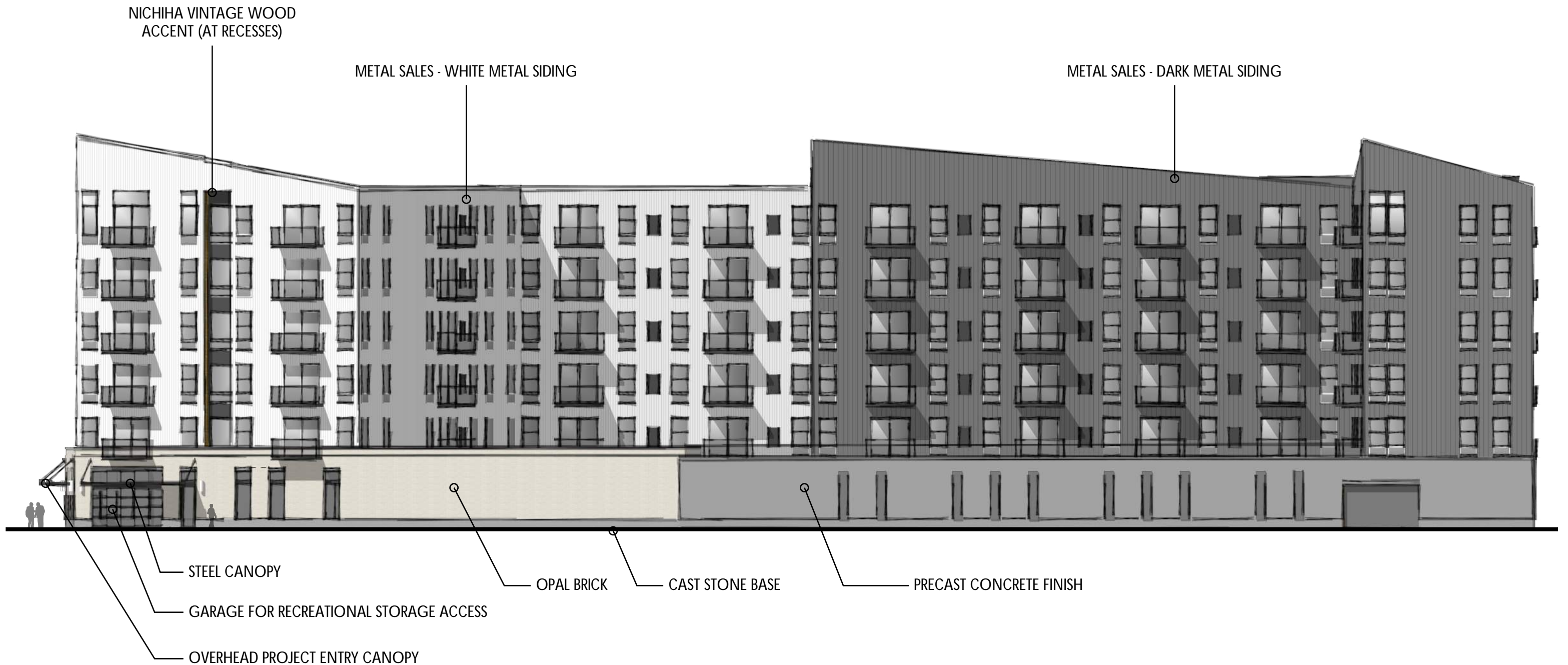




## SOUTH ELEVATION

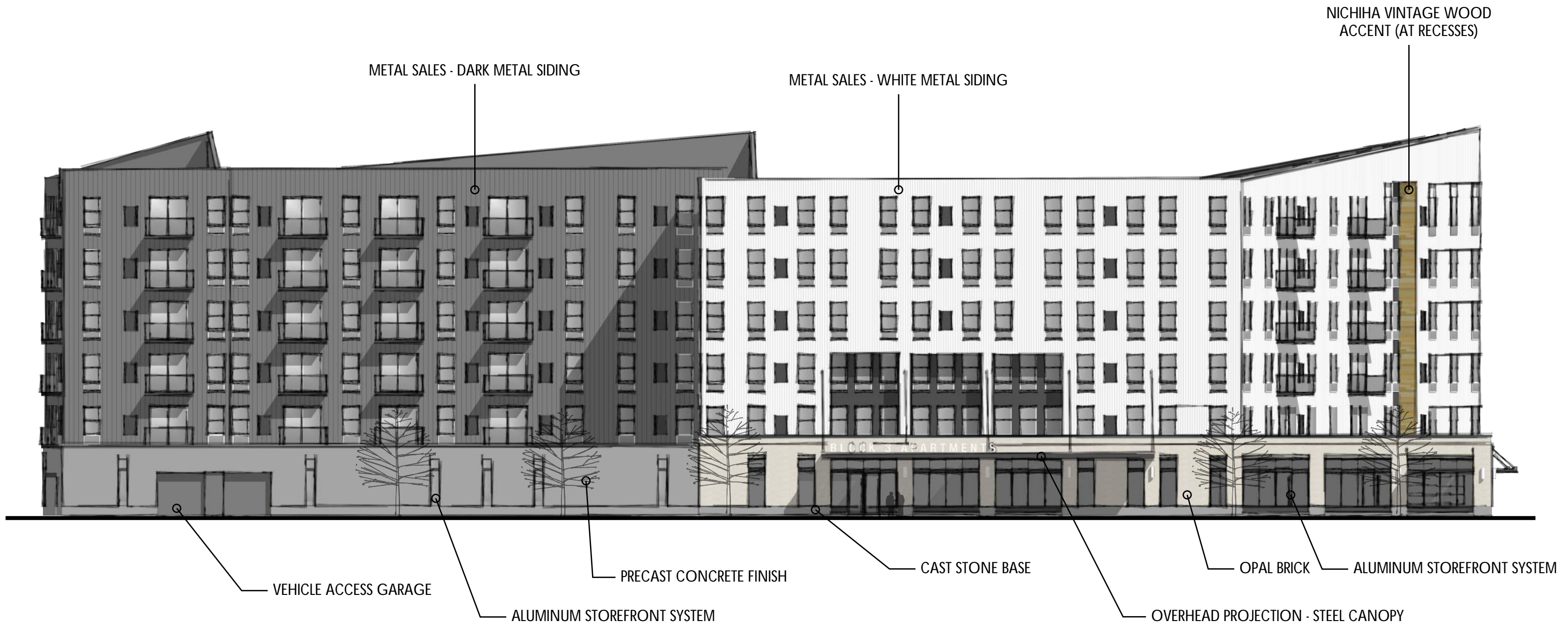
© 2022 JLG ARCHITECTS | JLG 21341 | BLOCK 3 APARTMENTS



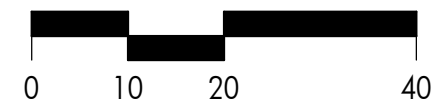


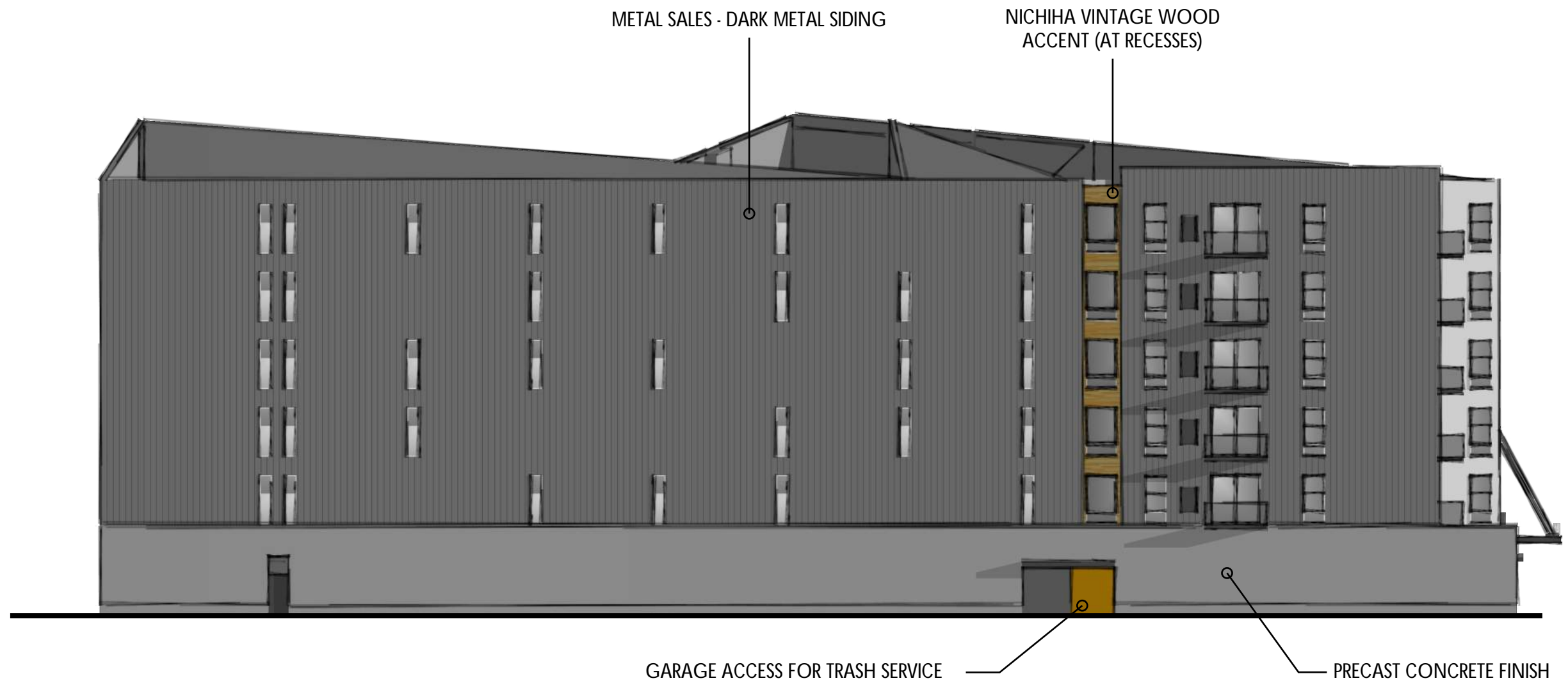
# EAST ELEVATION





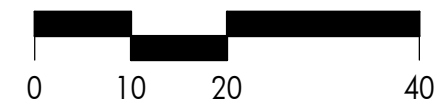
## WEST ELEVATION



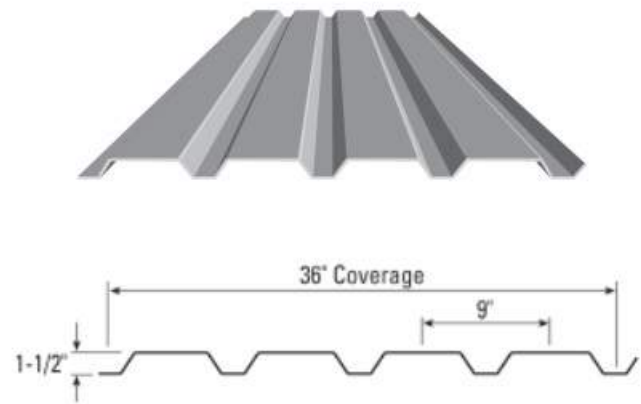


# NORTH ELEVATION

© 2022 JLG ARCHITECTS | JLG 21341 | BLOCK 3 APARTMENTS







METAL SALES - DARK METAL PANEL SIDING



SLATE GRAY



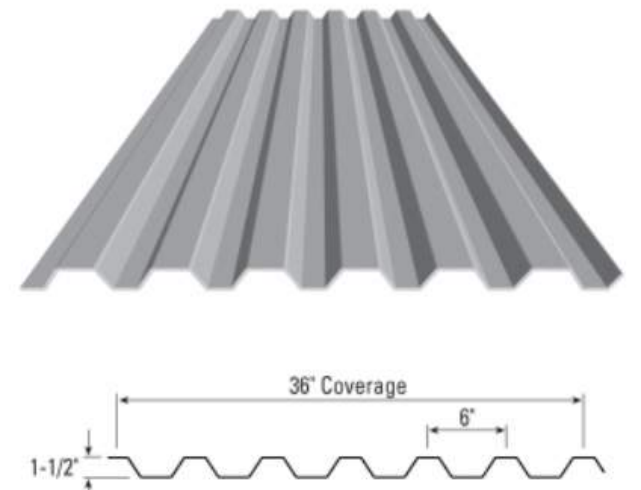
SLATE GRAY - CASE STUDY



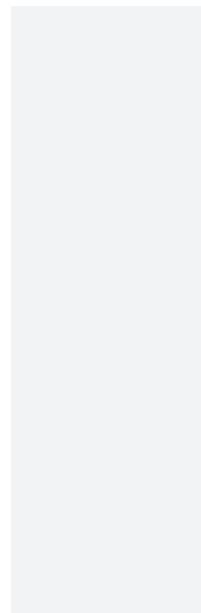
CEDAR



NICHIHA VINTAGEWOOD CEDAR (ACCENT) - CASE STUDY



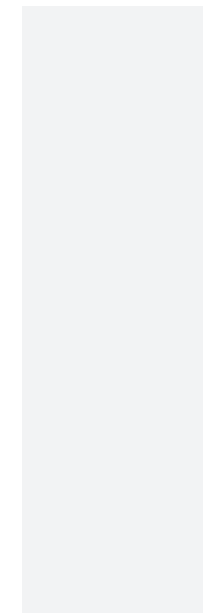
METAL SALES - WHITE METAL PANEL SIDING



LINEN WHITE



LINEN WHITE (SOLID PANELS) - CASE STUDY



LINEN WHITE



LINEN WHITE - CASE STUDY

# METAL & FIBER CEMENT PANEL - BASIS OF DESIGN





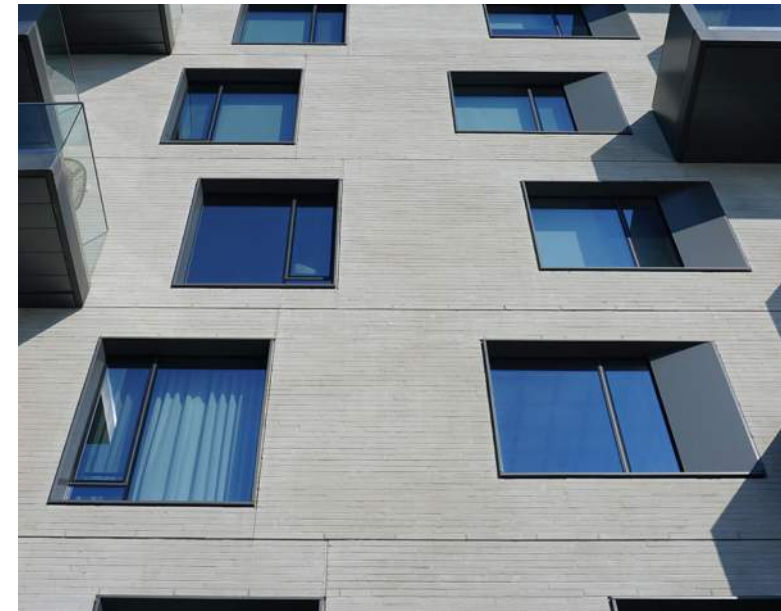
WHITE PEARL BRICK | OPAL BRICK

---



WHITE PEARL BRICK - CASE STUDY

---



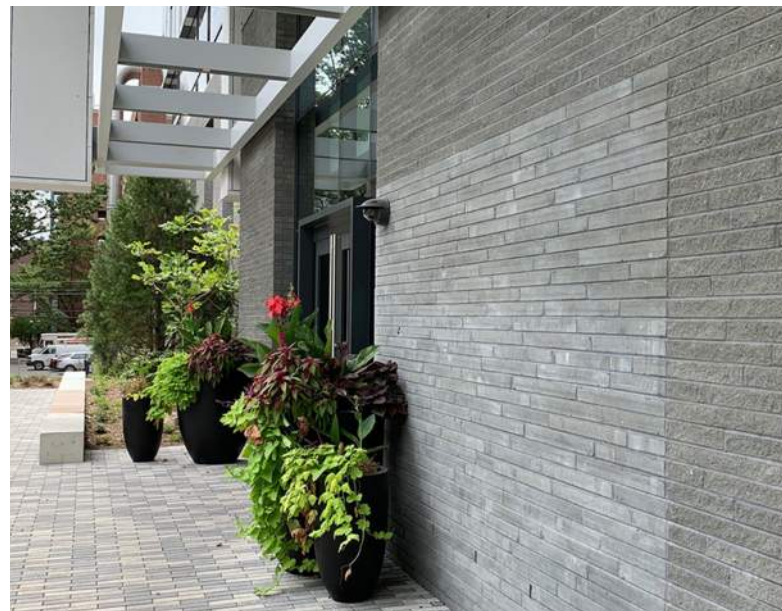
OPAL BRICK - CASE STUDY

---



OBSIDIAN BRICK

---



OBSIDIAN BRICK - CASE STUDY

---



OBSIDIAN BRICK - CASE STUDY

---

# MASONRY - BASIS OF DESIGN





STOREFRONT - TUBELITE - BLACK ANODIZED



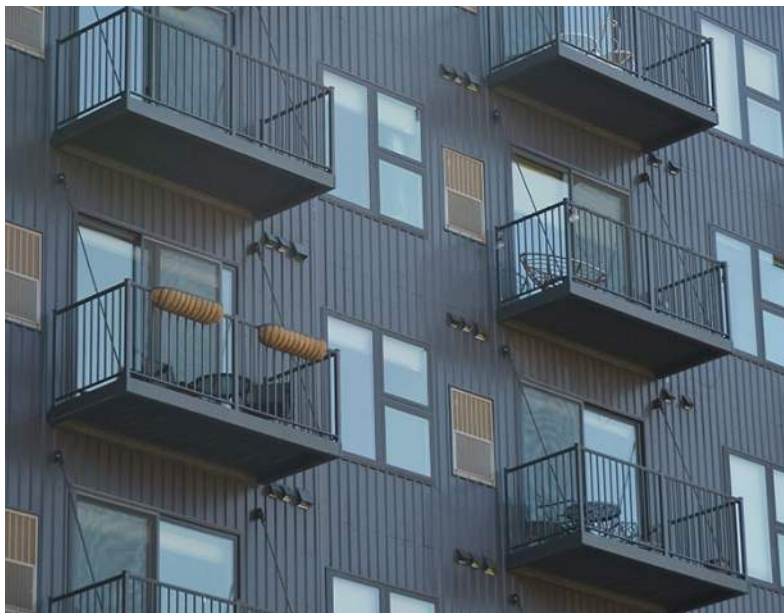
RESIDENTIAL WINDOWS - MARVIN ESSENTIAL  
EBONY (@ GRAY SIDING)



RESIDENTIAL WINDOWS - MARVIN ESSENTIAL  
STONE WHITE (@ WHITE SIDING)



WHITE BALCONY - ALUMADECK  
POWDERCOAT FINISH TO MATCH SIDING



DARK BRONZE BALCONY - ALUMADECK  
POWDERCOAT FINISH TO MATCH SIDING

OTHER



A respect for the past history of this site, Fargo, and the Red River leaned into the former industrial roots that defined this region for much of the 19th century. Large scale mills dotted the Red River along its banks, offering both a pragmatic and distinctive building form. The angles, massing, simplicity, and focus on the river were all elements that defined these building types, and provide an opportunity for the design of Block 3 to draw inspiration from.

RED RIVER INDUSTRY

A Multiple steamboats and barges can be seen on the Red River as industry flourished along its banks.

UNION ELEVATOR FROM WEST

B The Union Elevator along the Red River in Fargo served as one of the city's first towering structures. The elevator was removed between 1906 and 1910.

ELEVATORS

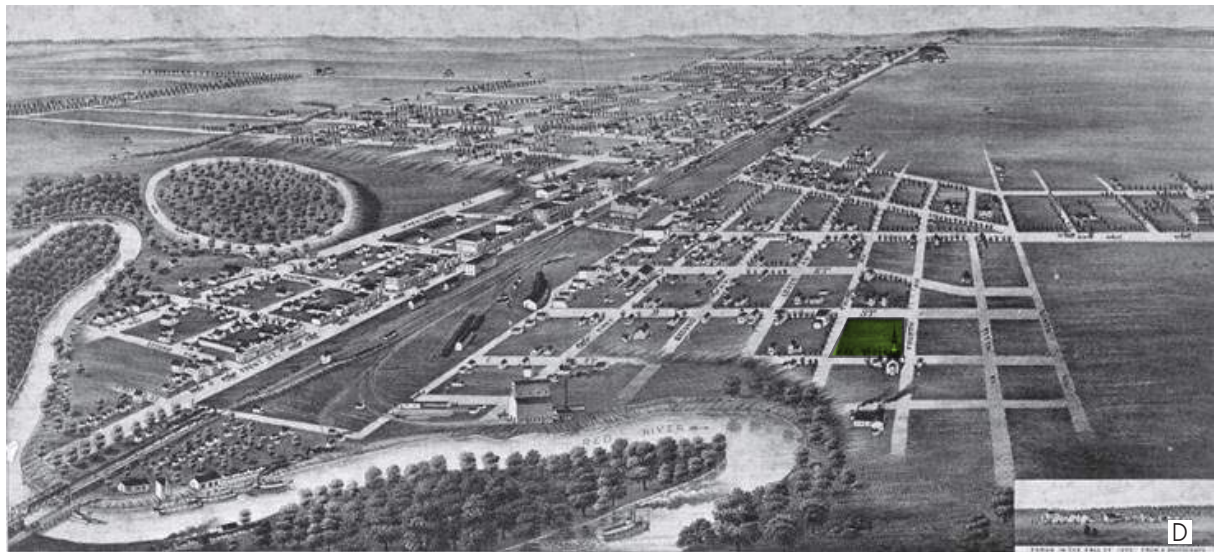
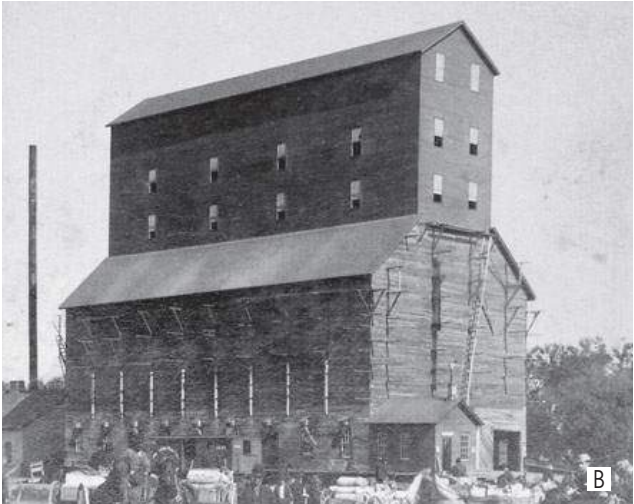
C The Grandin Elevator (late 1800's) was one of many elevators that dotted the river on both sides during the height of river transportation and industry in Fargo/Moorhead.

HISTORIC FARGO

D 1880 illustrated map depicting Fargo. Block 3 is indicated on the map in green.

UNION ELEVATOR FROM RIVER

E The Union Elevator as seen from the river, showing the complexity of the mill and elevator system which fed the regional barges for transport up to Winnipeg.



CASE STUDIES - HISTORICAL CONTEXT



Drawing from a long history of Scandinavian heritage, inspiration for Block 3 looked towards the Nordic Countries of Europe for design language that could be a first for Downtown Fargo. Sharp angles, monolithic materials, and simplistic openings exhibit a design language that is both subtle and powerful in letting the architecture speak for itself. As we looked towards regional case studies, projects both around the country were reviewed based off of these similar characteristics, but with forms that were more similar to our regional context.

**KRØYERS PLADS**  
VILHELM LAURITZEN ARCHITECTS | COPENHAGEN, DENMARK

A Materials | Demonstrates use of monolithic material to celebrate simplicity and material expression

**ENDI MIXED USE**  
DSGW ARCHITECTS & CONFLUENCE | DULUTH, MN

B Rooftop Patio | Multiple outdoor amenity space’s connection to nature

**AMARA APARTMENTS**  
ANKROM MOISON ARCHITECTS | PORTLAND, OR

C Rooftop Patio | Embraces outdoor amenity space’s connection to nature

**MANDAL SLIPWAY HOUSING COMPLEX**  
REIULF RAMSTAD ARCHITECTS | VEST AGDER, NORWAY

D Roof line | Dynamic roof line creates intrigue and a break from the norm




# CASE STUDIES - EXTERIOR DESIGN



**MEMORANDUM**

**TO:** Economic Development Incentive Committee  
Renaissance Zone Authority

**FROM:** Jim Gilmour, Director of Strategic Planning and Research 

**DATE:** April 19, 2022

**SUBJECT:** 401 3<sup>rd</sup> Avenue North

---

This is to provide you with a report on the two proposals for 401 3<sup>rd</sup> Avenue North.

It was suggested at your joint meeting that city staff explore the options and see if both projects could be developed and still meet the parking desires of American Federal Bank. We had extensive discussions with both developers and the bank; however, we did not identify a way to build both projects.

The City Attorney has some concerns about continuing these joint meetings of the Economic Development Incentives Committee and the Renaissance Zone Authority. Because of these concerns, I am going to ask the City Commission to select one of the two proposals at their next meeting. Most of the City Commissioners are already familiar with both of the development proposals having served on one of the Committees or attended the meetings.

Thank you for the time you spent reviewing the proposals, listening to presentations and discussing the merits of each proposal. You will continue to play an important role in the review process by making a recommendation on either Renaissance Zone incentives or Tax Increment Financing incentives.