

RENAISSANCE ZONE AUTHORITY
Wednesday, September 24, 2025 | 8:00 AM
City Commission Chambers
AGENDA

1. Approval of Minutes: February 16, 2025
2. Review application from Central at the Horizon, LP (new construction) located at 11 12 Street North
3. Future Board Governance
4. Adjourn – Next Meeting: October 22, 2025

Renaissance Zone Authority meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at 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.

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, February 26, 2025

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, February 26, 2025.

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

Present: Deb Mathern, Reid Middaugh, Brian Larson, Tony Grindberg, Dr. Dean Bresciani, Commissioner Dave Piepkorn, Mayor Tim Mahoney (via conference call)

Absent: Prakash Mathew

Chair Mathern called the meeting to order.

Item 1: Minutes: Regular Meeting of December 18, 2024

Member Piepkorn moved the minutes of the December 18, 2024 Renaissance Zone Authority meeting be approved. Second by Member Bresciani. All Members present voted aye and the motion was declared carried.

Item 2: Review application from DH Ventures, LLC (rehabilitation) located at 508, 510, and 512 Broadway North

Planning Coordinator Maegin Elshaug presented the staff report for a rehabilitation project at 518, 510, and 512 Broadway North.

Discussion was held on the building materials, and Downtown Mixed-use requirements.

Member Bresciani moved to recommend approval to the City Commission to approve the application submitted by DH Ventures, LLC and to grant the property tax exemption, 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 Piepkorn. On call of the roll Members Piepkorn, Middaugh, Larson, Grindberg, Bresciani, Mathern, and Mahoney voted aye. Absent and not voting: Member Mathew. The motion was declared carried.

Item 3: Review application from Cass Clay Community Land Trust (rehabilitation and new construction) located at 717 3rd Avenue North

Planner Luke Morman presented the staff report for a rehabilitation and new construction project at 717 3rd Avenue North.

Discussion was held on the building being on the National Register of Historic Places.

Mr. Morman noted that the project does not require state or federal review unless federal funds are being used.

Member Piepkorn moved to recommend approval to the City Commission to approve the application submitted by Cass Clay Community Land Trust and to grant the property tax exemption, 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 Grindberg. On call of the roll Members Middaugh, Larson, Mahoney, Grindberg, Bresciani, Piepkorn, and Mathern voted aye. Absent and not voting: Member Mathew. The motion was declared carried.

Item 4: Review application from Lennon Lofts, LLC (new construction) located at 214 and 220 6th Avenue North

Planner Chelsea Levorsen presented the staff report for a new construction project at 214 and 220 6th Avenue North.

Discussion was held on the location of parking, and ownership of the adjacent parking lots.

Member Bresciani moved to recommend approval to the City Commission to approve the application submitted by Lennon Lofts, LLC and to grant the property tax exemption, 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 Middaugh. On call of the roll Members Bresciani, Grindberg, Piepkorn, Larson, Middaugh, Mahoney, and Mathern voted aye. Absent and not voting: Member Mathew. The motion was declared carried.

Item 5: Modifications to Project Staff Reports

Planning and Development Director Nicole Crutchfield and Ms. Elshaug spoke on the memo in the packet regarding application scoring and updating the structure of the scoring system.

Discussion was held on project review goals, history of the scoring, process of updating the Renaissance Zone plan, and viewing an example of the current scoring versus the new proposed scoring.

Ms. Elshaug noted that currently no new legislation has been introduced at the state level pertaining to the Renaissance Zone. She also updated the Board that the 2024 Renaissance Zone plan was approved in December and a copy was provided to all Board Members as a laydown item.

Ms. Crutchfield provided a brief update on the meeting held February 25 between the Renaissance Zone Authority, the Economic Development Incentive Committee, and czb Consultants regarding the Land Development code update.

Item 6: Adjourn – Next Meeting: March 26, 2025

The time at adjournment was 8:34 a.m.

Staff Report
Renaissance Zone Application for
Central at the Horizon, LP (374-F)
11 12 Street North

Project Evaluation:

The City of Fargo received a Renaissance Zone application from Central at the Horizon, LP for a new construction project at 11 12th Street North. Pursuant to the application, the project will encompass construction of a 5-story residential apartment building with approximately 262 units above indoor ground-level parking. The building will include one, two, and three-bedroom apartments and include amenities such as community rooms, fitness area, outdoor patios, and more. The applicant is proposing affordable housing for households earning 60% AMI (area median income).

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 Renaissance Zone Development Plan. *(portions of responses are from application)*
 - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.
The application states that the project will increase Downtown's population by providing affordable housing for households earning 60% AMI, helping to ensure that lower- and moderate-income residents can live near jobs, transit, and services, and that the mix of units support a diverse range of households, including families, and helps maintain Downtown's social and economic diversity.
 - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.
That application notes that the project will create an estimated four permanent on-site jobs through property management and maintenance staff, and supports a growing workforce by allowing more residents to live close to job opportunities across the city.
 - 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.
According the application, the project will contribute to a vibrant Downtown experience by activating the street level with community-oriented amenities (such as fitness center, indoor playroom for children, pet wash, bike storage, and business center), along with a leasing office and a community room, which create daily foot traffic and opportunities for social interaction, enhancing the public realm and supporting a lively, inclusive streetscape.
 - d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.
The project will provide affordable units of 60% AMI in the Downtown core. All estimated 262 units will be in this threshold. The application states that the project ensures Downtown remain accessible to a diverse range of residents, including working families and individuals often priced out of urban cores, and that by prioritizing affordability, housing choice, and community-focused amenities, the project serves as a model for equitable development that promotes long-term stability and social inclusion Downtown.

- e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.

The project includes 258 parking spaces (246 interior and 12 exterior) and bike parking and storage. MATBUS route 13 runs along the property on NP Avenue North, with two bus stops within the block, and the GCT (Ground Transportation Center) is located a few blocks to the east. Additionally, there have been major street reconstructions on all three sides bounding the project (11th Street, 12th Street, and Northern Pacific Avenue North) in the last several years, making improvements to parking, sidewalks, and a separated bike facility on NP Avenue North.

- f. *Park Smart:* Manage parking resources to meet the needs of drivers, while also making room for new development and activity.

Parking is provided on site on the ground floor of the building. Of the 258 spaces, 12 are located along the alley, with the remainder internal to the building. There is also street parking on both sides of all three adjacent streets, and the reconstruction of 11th and 12th Streets converted parallel parking to diagonal directly adjacent to the site, providing additional parking.

- 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 includes outdoor spaces of interior courtyards, and can be seen on floor plans.

(16/20 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 will be 357,750 square feet. The application estimates a total capital investment of \$93,711,019. This equates to approximately \$262 / square foot investment for the new construction, which requires a minimum of \$100 / 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 (page 9).

- a. Primary Sector Business:
Staff is not aware that the proposed business is considered primary sector business.
- b. Active Commercial, Specialty Retail or Destination Commercial:
The project is not active commercial, specialty retail or destination commercial
- c. Mixed Use Development:
The project is not mixed use.

(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:

An apartment building was demolished sometime between 2018 and 2020. However, historically it was the location of a gas plant. At the time of demolition, work was done to aid in clean up the site for future redevelopment.

- b. **Parcels specifically targeted for clearance:**

The RZ Plan identifies Block 36 in this location for redevelopment for mixed-use, commercial/retail and/or housing.

(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 particularly along NP Avenue, as site amenities are located primarily along that façade. Facades facing 11th and 12th Street do not have as much attention to detail in terms of the public interface, however, there is ground floor parking internal to the structure and parking spaces are located just inside the wall. The facades will need to meet DMU, Downtown Mixed-Use zoning requirements related to transparency and other façade treatment, and this comment has been extended to the applicant.

(8/10 points)

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

As proposed, the redevelopment project costs exceed the \$100 per square foot requirement for new construction projects. The application represents a total estimated capital investment of \$93,711,019, which equates to approximately \$262 / square foot of investment.

(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 is residential.

(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 use of glazing, materials, and color, and long facades are broken up by these changes. Renaissance Zone projects are anticipated to be conscience of four-sided design, which has been seen with other projects in Downtown. The north façade is a bit more “blank” than other facades, however it is internal to the site and does not face a public street. There is a public alley on part of the block, and staff has expressed a desire to explore the possibility of vacating it, as it only serves the adjacent property owners, and the applicant is looking into this. Street activation can be challenging without commercial on the ground floor, and with parking, even more so. The project activates a site that has been vacant for several years, and places the amenities along the street, which creates an active interface.

(8/10 points)

Summary:

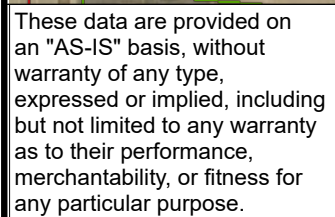
This application received a score of 62 on a 90-point scale. The proposed project surpasses the local capital improvement requirement of \$100 per square foot requirement for new construction. The amount invested in the project exceeds state and local guidelines.

Staff is recommending approval as this project is a benefit to the downtown community and will positively contribute to the health of the surrounding neighborhood and nearby businesses. The project is consistent with criteria set forth in the RZ plan.

Minimum Criteria (New Construction Proposals)			
Criteria:		Staff Rating	Possible Points
1	Consistency with Plan Goals	16	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)		62	90

Suggested motion:

Recommend approval to the Fargo City Commission to approve the application submitted by Central at the Horizon, LP and to grant the property tax exemption and the State income tax exemptions, as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.



11 12 St N	
1:2,257	9/17/2025 12:32 PM
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



Planning & Development
 225 4th Street North
 Fargo, North Dakota 58102
 Office: 701.241.1474 | Fax: 701.241.1526
 Email: Planning@FargoND.gov
www.FargoND.gov

APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the *2024 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):

- | | |
|---|---|
| ☒ New Construction | ☐ Commercial Lease |
| ☐ Purchase with Major Improvements | ☐ Rehabilitation: ☐ Commercial ☐ Residential |
| ☐ Primary Residential Purchase | ☐ Block Addition |

Property Owner Information	Contact Person Information (if different than owner)
Name (printed): Justin Berg	Name (printed): David Wesner
Name (printed):	Address:
Address:	8680 Edison Plz Dr, Fishers, IN 46038
304 10th St. N Fargo, ND 58102-4315	

Parcel Information
Address: 11 12th Street N, in the City of Fargo, Cass County, North Dakota
Unit Number: N/A
Renaissance Zone Block Number: 36
Legal Description (attach separate sheet if more space is needed):
Sheet Attached
Parcel Number: 01238204070000

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) \$93,711,019	
Current Use of Property: Field	
Anticipated Use Upon Completion: Multi-family Housing	
Expected Date of Purchase: 03.27.2026	Expected Date of Occupancy: 04.27.28
Estimated Property Tax Benefit: \$1,660,000.00 (Over five year exemption period)	Estimated State Income Tax Benefit: \$10,000.00 (Over five year exemption period)
Current Employees: (Full-time equivalent) N/A	Anticipated Employees: 4 (Full-time equivalent)

Scope of Work

The project involves the new construction of a 262-unit multifamily residential building located at 11 12th St N in Fargo, North Dakota. The five-story structure will feature a ground-floor parking garage with four floors of residential units above, offering a mix of one, two, and three-bedroom apartments. Building amenities will include fitness areas and community rooms for resident use. Construction is scheduled to begin in the second quarter of 2026.

Additional Project Information

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: (Taxable Improvement Value)	Estimated Building Value Upon Completion: (Taxable Improvement Value) \$93,711,019
Building Area Upon Completion (SF): 357,750 SF	Number of Stories Upon Completion: 5

Commercial Lease Only

Lease Area Upon Completion (SF):			
Type of Business:			
☐ New business moving to the Renaissance Zone	☐ Expanding Business moving to the Renaissance Zone	☐ Existing Business Expanding within the Renaissance Zone	☐ 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?:

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.

DocuSigned by:

Owner (Signature):		Date:	8/6/2025
Joint Owner (Signature):		Date:	
Representative (Signature):		Date:	

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	☒	
	<u>Certificate of Good Standing</u> from the Office of the State Tax Commissioner	☒	
	For residential purchases provide proof of ownership and closing date	☐	☒
	Goals and objectives as outlined in the 2024 Fargo Renaissance Zone Development Plan (Attachment A)	☒	☐

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 **last weekday of each month**, the month prior to the meeting.

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 their knowledge and belief, the information contained in the application and attached hereto is true and correct. Applicant also certifies that they 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:

David Wesner

(Applicant's Signature)

David Wesner

(Printed Name)

(Date)

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

DocuSigned by:

Justin Berg

(Applicant's Signature)

Justin Berg

(Printed Name)

8/6/2025

(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?

This 262-unit development at 11 12th St N will increase Downtown Fargo's population by providing affordable housing for households earning 60% AMI, helping ensure that lower- and moderate-income residents can live near jobs, transit, and services. The mix of one-, two-, and three-bedroom units supports a diverse range of households, including families, and helps maintain Downtown's social and economic diversity.

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

This project will create permanent on-site jobs through property management and maintenance staff, with an estimated four employees. Additionally, by providing affordable housing near major employers and transit, it supports a growing Downtown workforce by allowing more residents to live close to job opportunities across the city.

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?

This project will contribute to a vibrant Downtown experience by activating the street level with community-oriented amenities such as a fitness center, indoor playroom for kids, pet wash, bike storage, and business center. These features, along with a welcoming leasing office and community room, create daily foot traffic and opportunities for social interaction, enhancing the public realm and supporting a lively, inclusive streetscape near the riverfront.

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?

This project supports inclusive growth by offering all 262 units at 60% AMI, ensuring that Downtown remains accessible to a diverse range of residents, including working families and individuals often priced out of urban cores. By prioritizing affordability, housing choice, and community-focused amenities, the project serves as a model for equitable development that promotes long-term stability and social inclusion in Downtown Fargo.

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?

This project supports complete streets by offering secure bike storage, convenient access to nearby bus stops, and a walkable location that encourages trips by foot. With 258 parking stalls, it also accommodates drivers while promoting transportation choice. The combination of multimodal access and street-level amenities helps create a safe, active environment for all types of travel.

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?

This project balances parking needs and smart growth by providing approximately 258 parking stalls within a ground-floor garage, efficiently using space while preserving the street level for active community amenities. This approach meets resident demand without overwhelming the site, allowing for a more vibrant and development-friendly urban environment.

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)?

Yes, this project will feature interior courtyards that provide connected, all-season green spaces for residents of all ages to gather, play, and relax. These landscaped areas will also serve an important environmental purpose by helping manage stormwater, supporting both community wellbeing and suitable infrastructure.

EXHIBIT B

LEGAL DESCRIPTION OF PROPERTY

All of Block Forty; all of Lots One, Two, Three, Nine, Ten, Eleven and Twelve, EXCEPT the North Twenty feet of Lot Nine, in Block Thirty-nine; the South One Hundred Thirty feet of the North and South alley (now vacated) in Block Thirty-nine; and the vacated alley between Blocks Thirty-nine and Forty; all in Roberts Second Addition to the City of Fargo, situate in the County of Cass and the State of North Dakota.



Northern Pacific Ave



8 12th St N

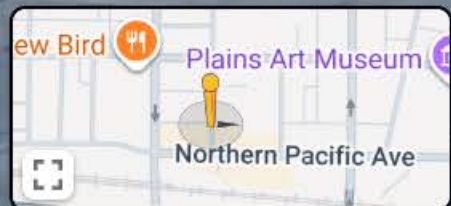
Fargo, North Dakota



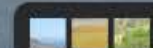
Google Street View

Jul 2025

[See more dates](#)



Google





2 12th St N

Fargo, North Dakota

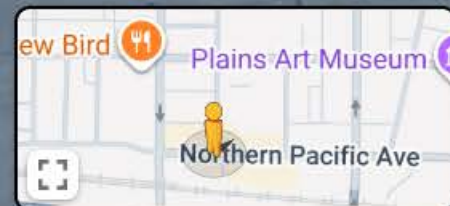


Google Street View

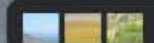
Jul 2025 [See more dates](#)



Directions



Google





1112 Northern Pacific Ave

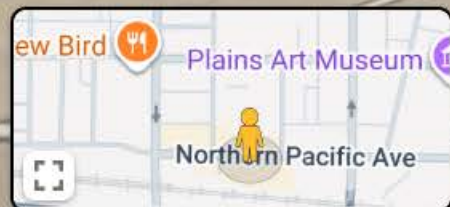
Fargo, North Dakota



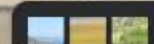
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Jun 2025

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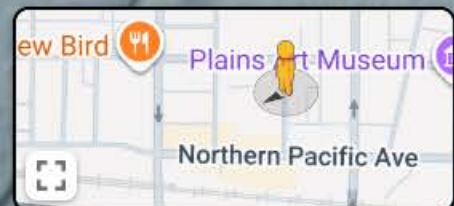
27 11th St N

Fargo, North Dakota

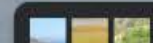


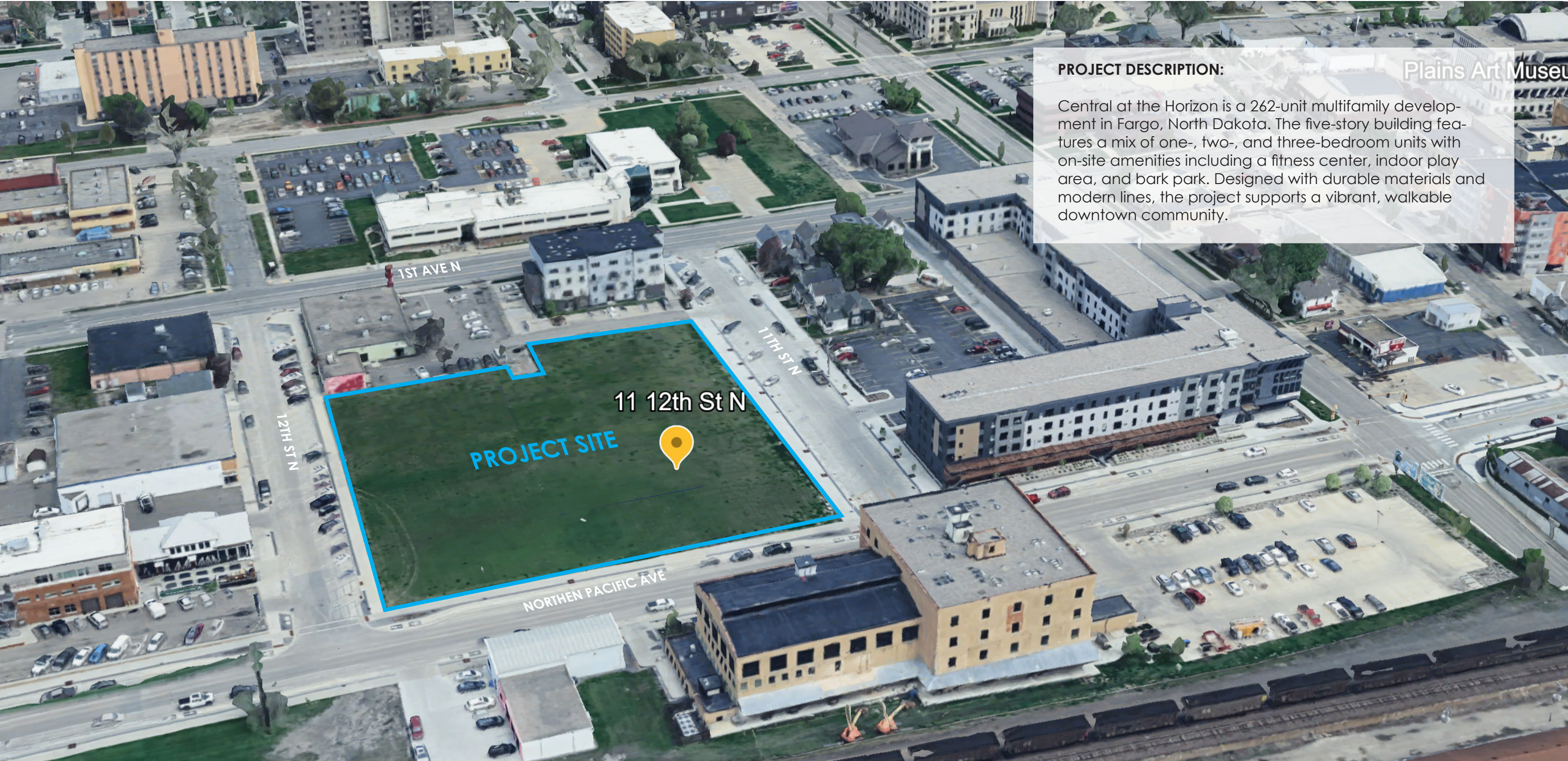
Google Street View

Sep 2021 [See more dates](#)



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PROJECT DESCRIPTION:

Central at the Horizon is a 262-unit multifamily development in Fargo, North Dakota. The five-story building features a mix of one-, two-, and three-bedroom units with on-site amenities including a fitness center, indoor play area, and bark park. Designed with durable materials and modern lines, the project supports a vibrant, walkable downtown community.

Plains Art Museum

CENTRAL AT THE HORIZON

11 12TH ST N
FARGO, ND

PROJECT SUMMARY

SITE ADDRESS

11 12th St N, Fargo, ND

ZONING DATA

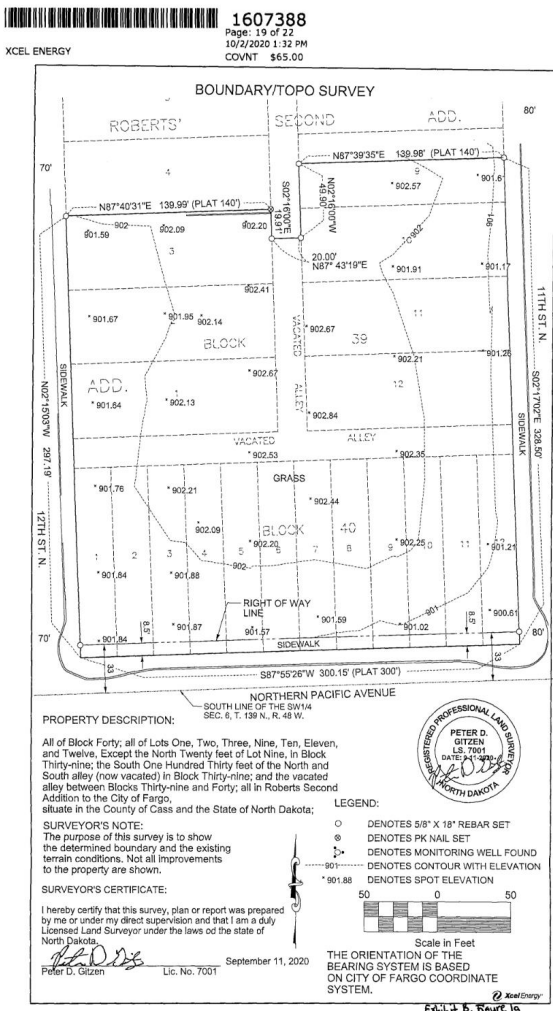
DMU - Downtown Mixed Use District

SITE AREA

Gross Site Area: 1.96 AC (85,378 SF)

UNIT COUNT

1 Bed	76
2 Bed	138
3 Bed	48
Total	262



ACCESSIBILITY REQUIREMENTS

IBC 1107.6.2

Section 504 of the Rehabilitation Act
→ Implemented via 24 CFR §8.22 (HUD's regulation)

- + All units must follow FHA Type B equivalent: 248 units
- + 5% fully accessible Type A units: 14 units
- + 2% sensory impaired units: 6 units

Fair Housing Act Accessibility Requirements

Universal Design Standards

- + See attachment for Architect's Letter of Compliance

ANSI A117.1 2017

APPLICABLE CODES

- 2021 International Building Code
- 2021 International Residential Code
- Fire Protection and Prevention Ordinance 5354
- 2021 International Energy Conservation Code
- 2021 International Property Maintenance Code
- 2021 International Fuel Gas Code
- 2021 International Mechanical Code
- 2021 International Building Code
- 2018 North Dakota State Plumbing Code Uniform Plumbing Code - 2018
- 2023 National Electrical Code
- 2023 Laws, Rules, and Wiring Standards of North Dakota
- Fargo Sign Code
- Portions of the Land Development Code
- Portions of the Fargo Municipal Code

DMU DISTRICT ARCHITECTURAL COMPLIANCE CHECKLIST

MATERIALS

All walls fronting a public street are finished with approved architectural materials:

- Brick, glass, stone, ceramic, stucco, precast panels, EIFS (e.g., Dryvit), or curtain walls.
- For detached/attached single-family or small-scale multi-dwelling: residential grade vinyl siding, composite brick, or residential grade steel siding accepted.

Prohibited materials are not used on street-visible walls:

- Non-architectural metal panels or non-residential grade metal siding.
- Non-residential grade wood-based materials.
- Asphalt.
- Concrete blocks/cinder blocks except burnished, standing flute, or sculptured.
- Mirrored or one-way glass with >40% reflectance does not cover more than 40% of exterior walls.
- Residential grade metal siding and wood-based materials are prohibited except on single-family or small-scale multi-dwelling residential developments.

- + Architectural metal panels and metal panels for mechanical enclosures allowed.
- + Wood-based materials limited to architectural treatments only.

GROUND-FLOOR TRANSPARENCY

- + Minimum 35% of ground-floor facade along sidewalks is transparent (windows, doors, glass block).
- + Transparent elements are at least 4 feet in height.
- + Existing buildings undergoing interior renovations meet or exceed existing transparency percentage if below 35%.
- + If transparency is less than 35%, architectural features provide visual relief (texture, recessed patterns, etc.), approved by Zoning Administrator.
- + Residential first floors are exempt from transparency requirements.

PARKING

- + Surface parking lots visible from public rights-of-way (excluding alleys) are screened by fence, wall, or landscaping.
- + Screening materials and details are compatible with surrounding structures.
- + Screening height is between 2.5 feet (min) and 3 feet (max).
- + If screening exceeds 3 feet in height, at least 50% of it is transparent.

LIGHTING

- + Parking lots and vacant lots from demolition are illuminated to sidewalk level.

PARKING STRUCTURE SCREENING

- + Parked vehicles are screened from adjacent streets by walls at least 2.5 feet tall.

FIRST FLOOR PLAN



PARKING PROVIDED

- 258 PARKING (7 ADA STALL REQUIRED - 8 PROVIDED)
- 12 UNCOVERED
 - 60 COMPACT
 - 186 REGULAR)

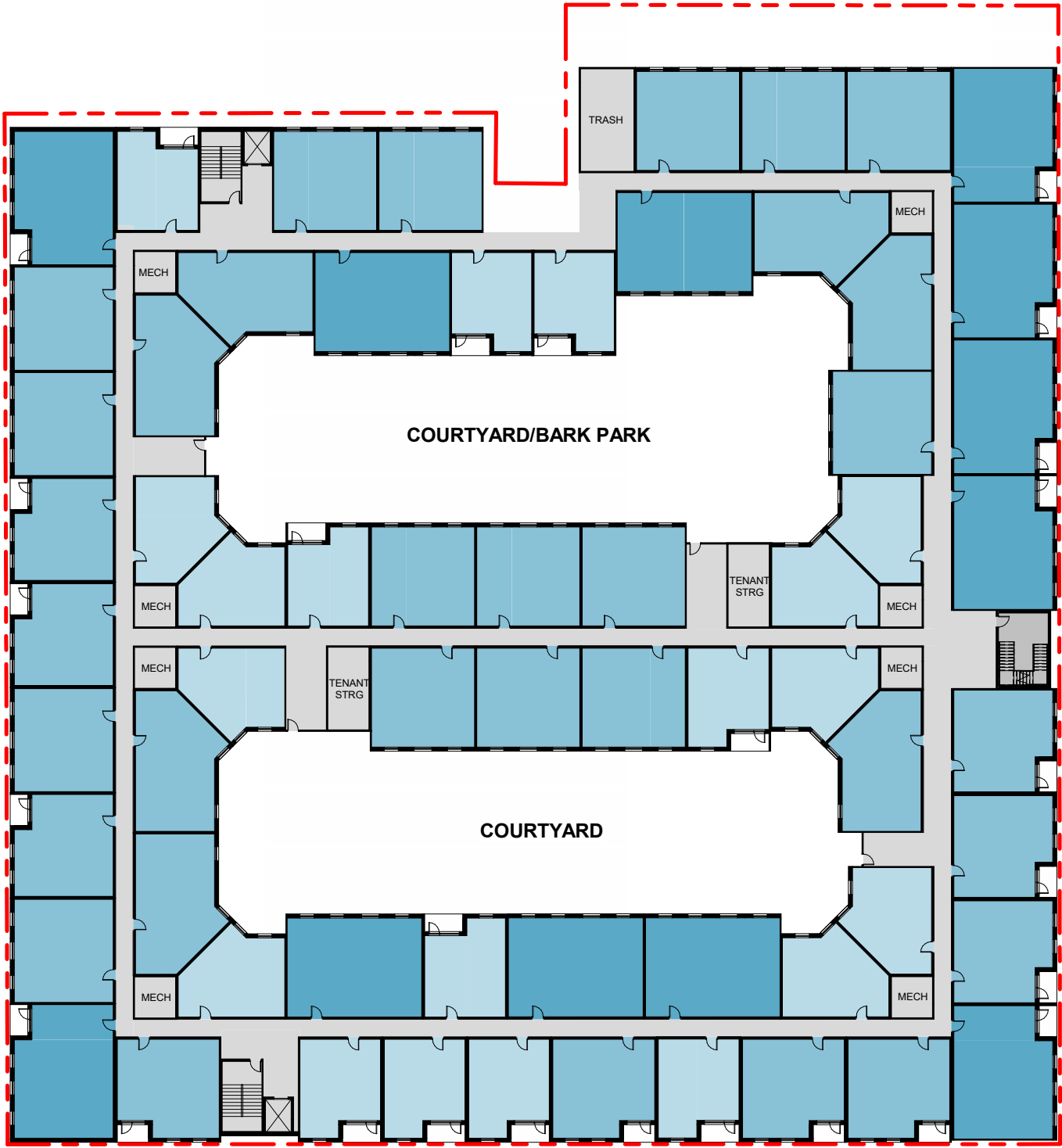
AMENITIES

- LEASING OFFICE
- MAIL
- TENANT STORAGE
- PET WASH
- INDOOR PLAY
- BIKE STORAGE
- FITNESS

SUPPORT

- ELECTRICAL
- MECHANICAL
- TRANSFORMER
- PUMP ROOM
- MAINTENANCE ROOM
- TRASH

SECOND FLOOR PLAN

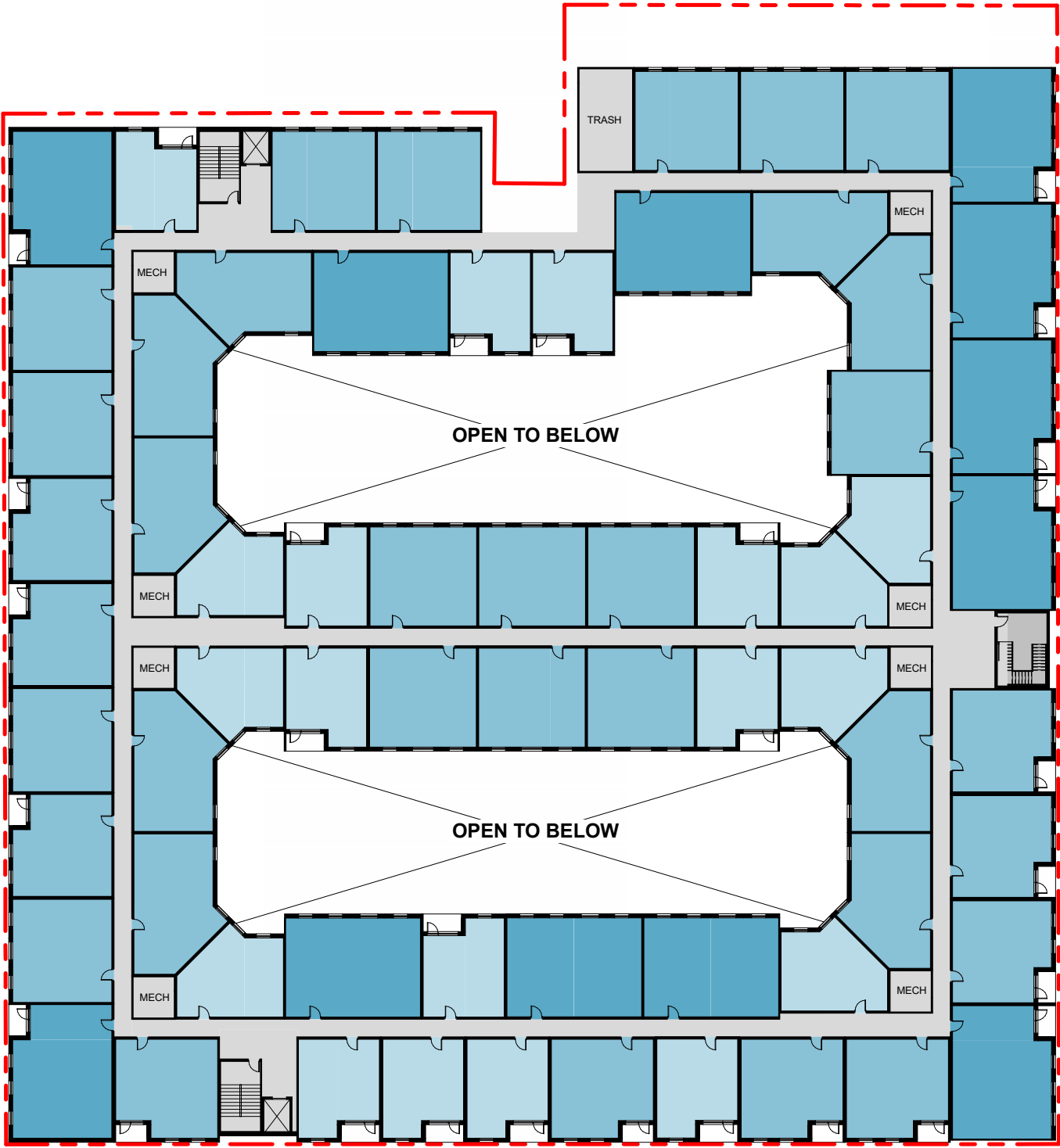


	1 BED	2 BED	3 BED	NO. UNITS	GROSS AREA
LEVEL 1	258 PARKING (12 UNCOVERED + 60 COMPACT + 186 REGULAR)				87,500 SF
LEVEL 2	19	33	12	64	68,000 SF
LEVEL 3	19	35	12	66	68,000 SF
LEVEL 4	19	35	12	66	68,000 SF
LEVEL 5	19	35	12	66	68,000 SF
	76	138	48	262	359,500 SF



- 1 BED
- 2 BED
- 3 BED

THIRD-FIFTH FLOOR PLAN



	1 BED	2 BED	3 BED	NO. UNITS	GROSS AREA
LEVEL 1	258 PARKING (12 UNCOVERED + 60 COMPACT + 186 REGULAR)				87,500 SF
LEVEL 2	19	33	12	64	68,000 SF
LEVEL 3	19	35	12	66	68,000 SF
LEVEL 4	19	35	12	66	68,000 SF
LEVEL 5	19	35	12	66	68,000 SF
	76	138	48	262	359,500 SF



- 1 BED
- 2 BED
- 3 BED

PROGRAM UNIT MATRIX

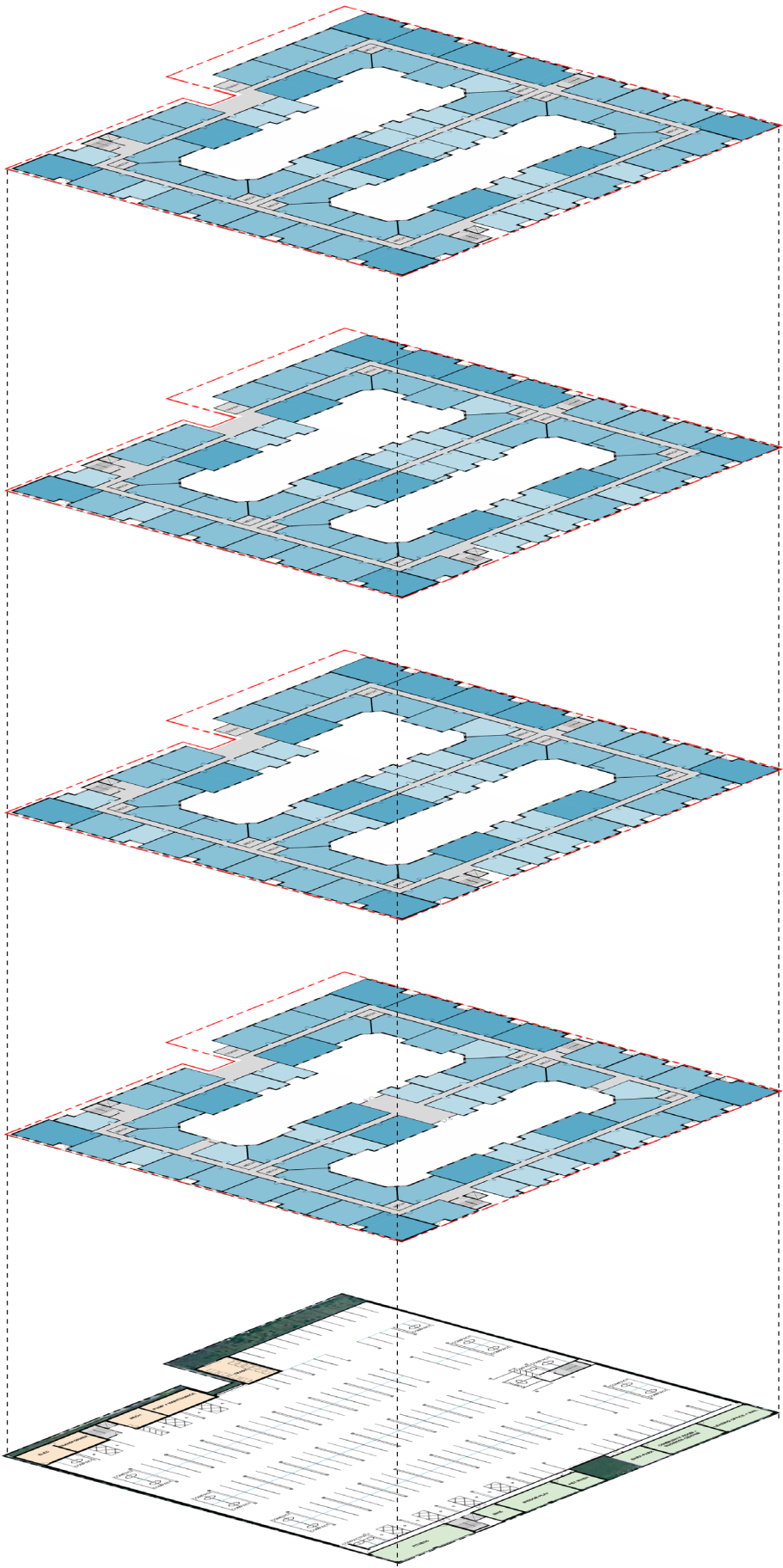
FIFTH FLOOR PLAN

FOURTH FLOOR PLAN

THIRD FLOOR PLAN

SECOND FLOOR PLAN

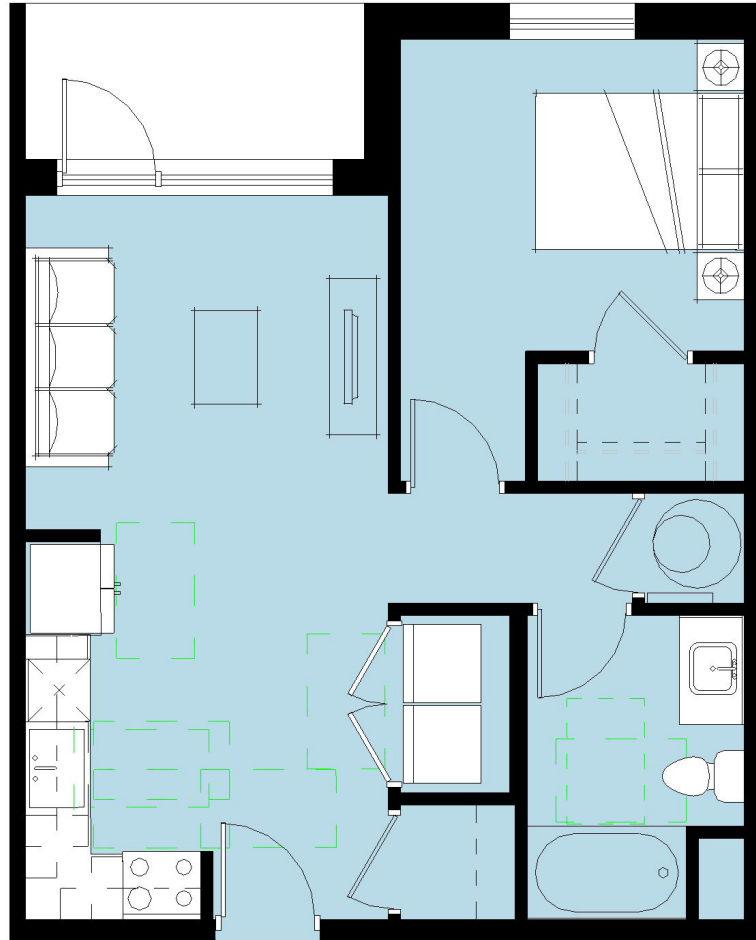
FIRST FLOOR PLAN



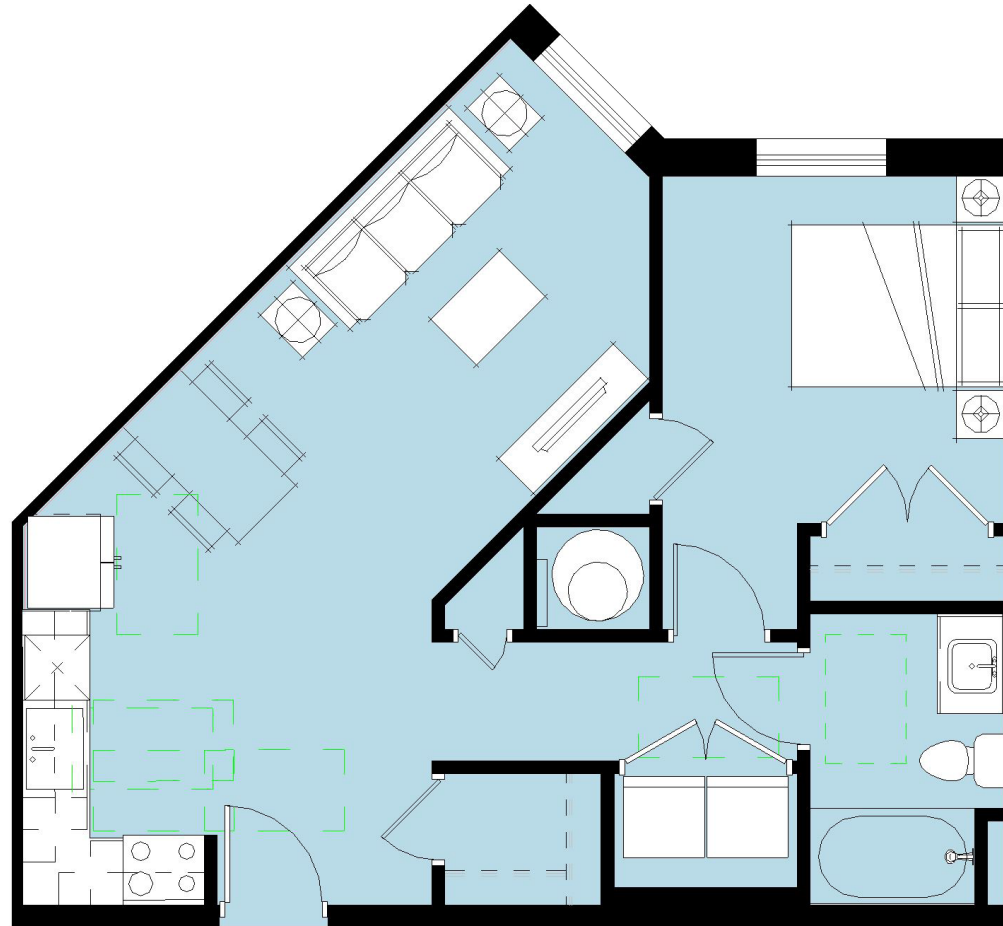
	1 BED	2 BED	3 BED	NO. UNITS	GROSS AREA
LEVEL 1	258 PARKING (12 UNCOVERED + 60 COMPACT + 186 REGULAR)				87,500 SF
LEVEL 2	19	33	12	64	68,000 SF
LEVEL 3	19	35	12	66	68,000 SF
LEVEL 4	19	35	12	66	68,000 SF
LEVEL 5	19	35	12	66	68,000 SF
	76	138	48	262	359,500 SF

- 1 BED
- 2 BED
- 3 BED

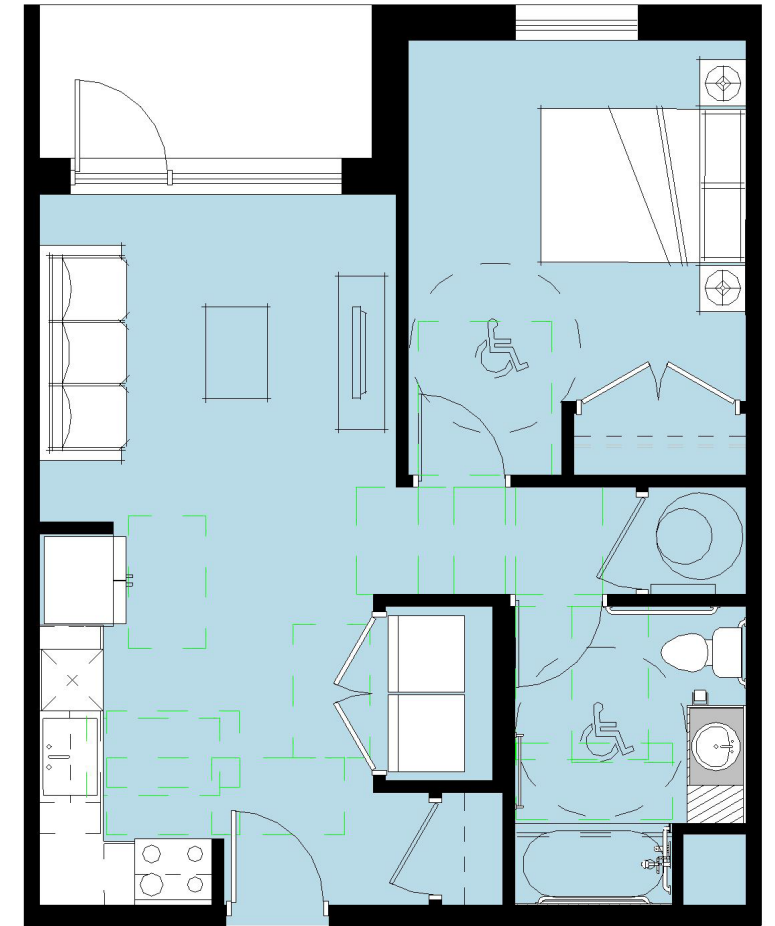
TYPICAL UNIT PLAN | ONE BEDROOM



ONE BEDROOM TYPE 1A | 655 SF



ONE BEDROOM TYPE 1B | 688 SF



ONE BEDROOM TYPE 1A ADA | 655 SF

UNIT SF = MEASURED FROM CENTER LINE OF DEMISING WALL TO CENTER LINE OF DEMISING WALL BY OUTSIDE OF SHEATHING ON THE EXTERIOR WALL TO CORRIDOR SIDE OF STUD ON THE INTERIOR WALL. EXCLUDES PATIOS AND BALCONIES.

BVHARCHITECTURE

UNIT SF = MEASURED FROM CENTER LINE OF DEMISING WALL TO CENTER LINE OF DEMISING WALL BY OUTSIDE OF SHEATHING ON THE EXTERIOR WALL TO CORRIDOR SIDE OF STUD ON THE INTERIOR WALL. EXCLUDES PATIOS AND BALCONIES.



8 /

BVH ARCHITECTURE



CENTRAL AT THE HORIZON, FARGO, ND | SCHEMATIC DESIGN

TYPICAL UNIT PLAN | THREE BEDROOM



THREE BEDROOM TYPE 3A | 1155 SF



THREE BEDROOM TYPE 3B | 1138 SF

UNIT SF = MEASURED FROM CENTER LINE OF DEMISING WALL TO CENTER LINE OF DEMISING WALL BY OUTSIDE OF SHEATHING ON THE EXTERIOR WALL TO CORRIDOR SIDE OF STUD ON THE INTERIOR WALL. EXCLUDES PATIOS AND BALCONIES.

TYPICAL UNIT PLAN | THREE BEDROOM



THREE BEDROOM TYPE 3B ADA | 1138 SF

UNIT SF = MEASURED FROM CENTER LINE OF DEMISING WALL TO CENTER LINE OF DEMISING WALL BY OUTSIDE OF SHEATHING ON THE EXTERIOR WALL TO CORRIDOR SIDE OF STUD ON THE INTERIOR WALL. EXCLUDES PATIOS AND BALCONIES.



SOUTH ELEVATION

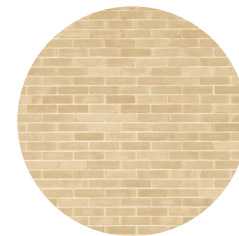
MATERIALITY

The material palette for emphasizes durability and contextual sensitivity. A sleek grey Hardie board defines the primary facade, with white Hardie board accenting balcony infill areas to create subtle contrast and depth. At the ground level, a warm tan brick base anchors the building and echoes the historic Union Station across the street. The integrated parking garage features a carefully composed mix of brick and perforated metal panels, providing both visual continuity and natural cross ventilation.

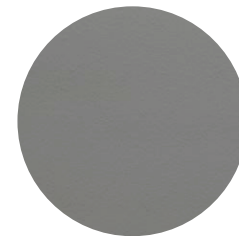
Glazing, entry doors, and parking garage perforated metal panel screening collectively achieve a 50% opening on the first floor, contributing to an active and porous pedestrian experience.



1 - NICHHA
WOOD PANEL



2 - TAN BRICK



3 - CHARCOAL FIBER
CEMENT PANEL



4 - LIGHT GREY FIBER
CEMENT PANEL



5 - PERFORATED
METAL SCREENING



NORTH ELEVATION

- 1 NICHHA WOOD PANEL
- 2 TAN BRICK
- 3 CHARCOAL FIBER CEMENT PANEL
- 4 LIGHT GREY FIBER CEMENT PANEL
- 5 PERFORATED METAL SCREENING



WEST ELEVATION



EAST ELEVATION

By introducing quality low-income housing into the heart of the city, this project directly supports Fargo's vitality and inclusivity. It brings new residents within walking distance of transit, jobs, and local businesses, helping to sustain a lively, diverse urban core. Thoughtfully designed and contextually grounded, the building contributes to a more equitable and vibrant downtown for all.

MEMORANDUM

TO: Renaissance Zone Authority
FROM: Nicole Crutchfield, Planning Director
DATE: September 19, 2025
RE: Future Board Governance

In recent months, the City Commission with support from City Administration and the Planning Department, have been analyzing the City's citizen advisory boards and boards with legal authority such as the Renaissance Zone Authority. The purpose of the analysis is related to the governance work the City Commission has been doing along with the need to affirm efficiencies.

In this analysis, when comparing the work of the Renaissance Zone Authority and the work of the Economic Development Incentives Committee, along with the work of the Planning Commission and City Commission for the review of downtown development activities, there appears to be some alignment as well as some duplicity when it comes to efficiencies in the steps required to receive development permits and financing approvals. As such, staff is recommending that the City Commission consider aligning and combining the Renaissance Zone Authority with the Economic Incentives Development Committee.

With your recommendation and the City Commission's support, staff would work with the City Attorney to coordinate ordinances and resolutions to combine the responsibilities and duties of these two boards. City staff across multiple departments of Finance, Administration and Planning will coordinate duties for increased efficiencies. Most importantly this will support applicants and simplify their processing, as they often have to visit both boards for their permissions.

At the September 24th Renaissance Zone Authority meeting, staff wants to introduce the topic for discussion and ultimately seek support of the concept to bring forward to the City Commission.

Recommended Motion: Suggest to the City Commission that they consider combining the Renaissance Zone Authority and Economic Development Incentives Committee in order to align authorities and duties to create increased efficiencies.