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

RENAISSANCE ZONE AUTHORITY
Wednesday, December 18, 2024 | 8:00 AM
City Commission Chambers
AGENDA

1. Approval of Minutes: November 27, 2024
2. Review application from MBN Properties, LLC (rehabilitation and historic preservation) located at 701 Main Avenue
3. Fargo LDC 2026 update
4. Renaissance Zone Development Plan update
5. Adjourn – Next Meeting: January 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, November 27, 2024**

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, November 27, 2024.

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

Present: Deb Mathern, Reid Middaugh, Brian Larson, Chad Peterson, Commissioner Dave Piepkorn, Mayor Tim Mahoney

Absent: Prakash Mathew, Dr. Dean Bresciani

Chair Mathern called the meeting to order. She noted today's meeting will be the last for outgoing Member Chad Peterson and thanked him for his time and service to the Renaissance Zone Authority.

Item 1: Minutes: Regular Meeting of October 23, 2024

Member Mahoney moved the minutes of the October 23, 2024 Renaissance Zone Authority meeting be approved. Second by Member Peterson. All Members present voted aye and the motion was declared carried.

Item 2: Review application from Coneflower Farmhouse, LLC (rehabilitation) located at 13 & 15 8th Street South.

Planning Coordinator Maegin Elshaug presented the staff report for a rehabilitation project at 13 and 15 8th Street South.

Discussion was held on scoring and positive feedback was given on the application.

Member Mahoney moved to recommend approval to the City Commission to approve the application submitted by Coneflower Farmhouse, 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 Peterson. On call of the roll Members Piepkorn, Middaugh, Larson, Peterson, Mahoney, and Mathern voted aye. Absent and not voting: Members Bresciani and Mathew. The motion was declared carried.

Ms. Elshaug provided an update to the Board that the Renaissance Zone plan update has been approved by both the Cass County Commission and the Fargo School Board and will go before the City Commission on December 9.

Item 3: 2025 Meeting Calendar
The 2025 meeting dates were included in the packet.

Item 4: Adjourn – Next Meeting: December 18, 2024
The time at adjournment was 8:11 a.m.

Staff Report
Renaissance Zone Application for
MBN Properties, LLC (368-F)
701 Main Avenue

Project Evaluation:

The City of Fargo received a Renaissance Zone application from MBN Properties, LLC for a commercial rehabilitation project at 701 Main Avenue. Pursuant to the application, the intent of the project is to renovate the existing building into a more efficient office space. This includes demo, framing, insulation, plumbing, HVAC, electrical, drywall, paint, flooring, updating finishes, and security controls. The applicant does not plan to make any changes to the exterior of the building, other than landscape improvements. Exterior renovations include retaining wall and paver removal (to be replaced with concrete), parking lot resurfacing, and updated landscaping. The building is two stories in height and approximately 12,387 square feet. The exterior work is not included in the investment total.

In discussions with the applicant, improvements outlined in alternate 2 are not included with this application. The fountain currently needs major repairs, including leak repairs and pump replacement. The applicant is looking into repair costs as well as the costs outlined in alternate 2. Alternate 2 includes removing the existing fountain and plaza area to expand the west parking lot from 24 parking spaces to 38 parking spaces.

The historic Northern Pacific Railway Depot, built in 1898, was previously occupied by The Fargo Parks District, using the commercial space for office and civic use. The Parks District relocated in 2024 to the newly constructed Fargo Sports Complex. MBN Properties plans to continue to use the commercial space for office use. The building is on the National Register (1975).

Note that the application indicates the intent to apply for Renaissance Zone Historic Preservation Tax Credits in conjunction with this Renaissance Zone application. Historic Preservation Tax Credits approval is also received through a separate process in coordination with the State Historical Society, which the applicant has begun. The recommendation includes the acknowledgement of the Renaissance Zone Historic Preservation Tax Credits.

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. ***(portions of responses are from applicant)***

a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.
MBN Engineering intends to be a long-term lease client. They are an engineering firm that has been based in downtown Fargo since 2007. The applicant states that "as professional engineers and technicians will continue to bring business to downtown Fargo with options to live downtown and support other businesses and services".

b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.
MBN Engineering has been a growing engineering firm since they started in 2007. They provide civil, mechanical, electrical, and transmission engineering services for the community. They intend to continue to grow and bring talented professionals to the area, increasing the number of fulltime employees.

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.
The applicant states "The historic value of the Depot will be maintained by MBN Properties and continue to be an attraction to the public for future generations. Since the building is on the Historic register, the exterior of the building will maintain its original character. There will also be site improvements to address the deteriorated brick pavers and retaining walls that will be replaced with decorative concrete walls, new sidewalks, and improved landscaping to match the current hardscape and style."

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 does not address diversity in housing, public amenities, or needs for specific populations, such as those experiencing homelessness, however, replacing the un-level pavers with concrete will make the site more accessible. See application for more information.

e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.
The application notes that they anticipate the site to function as it did prior, and that the general public will continue to use the adjacent street corridors (Broadway, Main Avenue, and 8th Street) to visit this site and other downtown attractions.

f. *Park Smart:* Manage parking resources to meet the needs of drivers, while also making room for new development and activity.
The site has two surface parking lots. The west lot, along 8th street provides 24 parking spaces and the east lot along Broadway provides 45 parking spaces. MBN proposes to use 40 spaces in the east lot for staff. They intend to lease the remaining unused parking spaces to the general public. Four MATBUS routes travel along NP Avenue North and three routes travel along 10th street South, both within two blocks of the subject property. The Ground Transportation Center, which ten routes stop along, is also less than two blocks away from the property.

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 property currently includes a fountain and plaza space. The fountain is currently in need of repairs and the future of the fountain in unknown. The applicant is exploring costs associated with repairs vs. removal.

(13/20 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 is 12,387 square feet:

   The application estimates a total capital investment of $850,000. This equates to roughly a $69 / square foot investment on the commercial space.

   (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:
Staff is not aware that the proposed business is considered active commercial, specialty retail, or destination commercial.

c. Mixed Use Development:
The project is not mixed use.

(4/20 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 building was built in 1898. No changes in the commercial business are anticipated.
b. Parcels specifically targeted for clearance:
The RZ Plan identifies Block 18 for:
South half of the block for redevelopment of surface parking lots.

(6/10 points)

5. **Urban Design:** Is the project representative of strong urban design principles?

The historic Northern Pacific Railway Depot, built in 1898 was previously occupied by The Fargo Parks District, using the commercial space for office use. The project includes internal updates, including framing, insulation, plumbing, HVAC, electrical, drywall, paint, flooring, updating finishes, and security controls. The applicant does not plan to make any changes to the exterior of the building, other than landscape improvements. Exterior renovations include retaining wall and paver removal (to be replaced with concrete), parking lot resurfacing, and updated landscaping. The application notes potential changes to the fountain, depending on cost. The project is located within the DMU, Downtown-Mixed Use zoning district and will have to meet required the design standards.

(6/10 points)

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

As proposed, the redevelopment project and improvement costs exceed both the 50% (true and full value of the building) and $40 per square foot requirement for commercial rehabilitation. The application represents a total estimated capital investment of $850,000 with a current building valuation of $954,600, which exceeds 50%. The capital investment is approximately $69 per square foot, which exceeds the $40 per square foot.

(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 community.

   (10/10 points)

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

   Renaissance Zone projects are anticipated to be conscience of four-sided design however this project will be a rehabilitation of an existing building. The building was built in 1898 and no changes to the exterior are proposed as part of the project.

   (6/10 points)

Summary:

This application received a score of 65 on a 100-point scale. The proposed project surpasses the local capital improvement requirement of $40 per square foot requirement for commercial rehabilitation. The amount invested in the project exceeds state and local guidelines.

Staff is recommending approval to the Fargo City Commission and believes this project is a benefit to the downtown community and will positively contribute to the health of surrounding neighborhood and nearby businesses.

Suggested motion:

Recommend approval to the Fargo City Commission to approve the application submitted by MBN Properties, LLC and to grant the property tax exemption, the State income tax exemptions, and historic preservation and tax credits, as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.

Criteria:		Staff Rating	Possible Points
1	Use consistent with the plan (as per Vision and Goals)	13	20
2	Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in the RZ Plan?	10	10
3	The new construction or proposed improvements are representative of "High Priority Land Uses" as defined in the RZ Plan: • Primary sector business, industry and talent-dependent Enterprises • Active Commercial, Specialty Retail and/or Destination Commercial • Mixed use development (combination of housing, commercial, and/or retail uses in a horizontal or vertical fashion)	4	20
4	The investment is located in a 'Target Area' as defined by the RZ Plan: • Parcels that have been vacant or underutilized for an extended period of time • Parcels specifically targeted for clearance	6	10
5	Is the project representative of strong urban design principles?	6	10
6	Consideration and analysis as to the total actual investment in the project: • Consideration can be given for the level of capital investment in a project. (i.e., additional consideration can be given for higher levels of investment)	10	10
7	Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community: • Commercial tenants that are re-locating within the Downtown Area (as defined by the 1996 Downtown Area Plan) are not eligible for tax incentives without special approval from the Zone Authority • Commercial tenants that are relocating from a North Dakota community (other than Fargo) to the Fargo Renaissance Zone are not eligible for tax incentives without special approval from the Zone Authority.	10	10
8	Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?	6	10
Total Rating (100 possible points)		65	100

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

701 Main Ave

1:4,514

12/12/2024 12:18 PM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

THE CITY OF Fargo FAR MORE

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 *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):

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

Property Owner Information
Name (*printed*): MBN Properties, LLC
Name *(printed):* Anthony Eukel
Address: 503 7th Street North; Suite 200
Fargo, ND 58102

Contact Person Information *(if different than owner)*
Name (*printed*):
Address:

Parcel Information
Address: 701 Main Avenue
Unit Number:
Renaissance Zone Block Number: 18
Legal Description (*attach separate sheet if more space is needed*): See the exhibit following the application
See the exhibit following the application
Parcel Number: 01-3500-04862-000 & 01-2170-00412-000

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) $850,000 Building Remodel / $200,000 - Exterior Site Improvements	
Current Use of Property: Commercial Office	
Anticipated Use Upon Completion: Commercial Office	
Expected Date of Purchase: 12/20/2024	Expected Date of Occupancy: 09/2025
Estimated Property Tax Benefit: (Over five year exemption period) $110,000	Estimated State Income Tax Benefit: (Over five year exemption period) $20,000
Current Employees: (Full-time equivalent) 31	Anticipated Employees: (Full-time equivalent) 36

Scope of Work
The historic Northern Pacific Railway Depot was built in 1898 and designed by Cass Gilbert. The building was most recently occupied by the Fargo Park District up until 2024 when they relocated to the Fargo Sports Complex. The building was used and set up as office space within the central two-story portion with the east open area recently remodeled into open office space. The West single story was the former Park Board Room. The scope of work for remodel will be to renovate all areas into a more efficient office layout while maintaining the original character. Additional work will include demo, framing, insulation, plumbing, HVAC, electrical, drywall, paint, flooring, updated finishes throughout and security controls. Although not part of the building, the exterior brick retaining walls and paver sidewalks will be removed and replaced with new concrete sidewalk, decorative/colored concrete retaining walls using the existing frost footings, and updated landscaping.

Additional Project Information

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: (Taxable Improvement Value) $954,600	Estimated Building Value Upon Completion: (Taxable Improvement Value) $1,500,000
Building Area Upon Completion (SF): 12,387	Number of Stories Upon Completion: 2

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.

Owner (*Signature*): _____ Date: 11/22/2024

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	☑	
	Certificate of Good Standing from the Office of the State Tax Commissioner	☑	
	Business Incentive Agreement from the Department of Commerce for all non-residential projects	☐	☑
	For residential purchases provide proof of ownership and closing date	☐	☑
	Goals and objectives as outlined in the 2015 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.**

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)	Anthony K. Eukel (Printed Name)	11/22/2024 (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)

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?

   The long-term lease client will be an engineering firm that has been based in downtown Fargo since 2007, our professional engineers and technicians will continue to bring business to downtown Fargo with options to live downtown and support other businesses and services.

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

   MBN Engineering will be a long-term lease client for the Depot and will maintain the office space for their use. MBN Engineering has been a growing engineering firm since inception in 2007, providing civil, mechanical, electrical and transmission engineering services for the community and beyond. This office will continue to bring talented professionals to the area and keep them in Fargo and the surrounding communities.

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?

   The historic value of the Depot will be maintained by MBN Properties, LLC and continue to be an attraction to the public for future generations. Since the building is on the Historic Register, the exterior of the building will maintain its original character. There will also be site improvements to address the deteriorated brick pavers and retaining walls that will be replaced with decorative concrete walls, new sidewalks and improved landscaping to match the current hardscapes and style.

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 will continue to bring talent driven professionals to downtown Fargo. The Depot space will allow MBN Engineering to grow into this space and provide additional opportunities to bring in experienced and college graduating engineers to the Fargo area. Replacement of all pavers with concrete will bring the site up to code for accessibility.

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 Depot property is surrounded by Main Avenue to the south, Broadway to the east and 8th Street to the west, which have all been recently improved. This project will update the exterior brick retaining walls and private sidewalks around the building with new decorative concrete walls, new concrete sidewalks and improved landscaping that will match the character of the Historic Depot Building as well as the recently developed street scapes. With the historic value of the Depot , we anticipate that the general public will continue to use the adjacent street corridors to visit this site and the other downtown attractions.

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?

   The site currently has two active surface parking lots. The west parking lot along 8th street provides 22 parking spaces with the east parking lot providing 45 stalls, totaling 67 parking stalls for the site. MBN Engineering will use 40 of these stalls in the east parking lot for staff and visitor parking with the remaining 27 parking stalls being leased out to the general public.

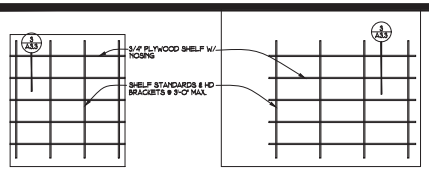
7. *Play with Purpose.* Will this project develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater)?

The exterior space around the depot building will undertake major improvements. We will be removing the old brick retaining walls and replacing them with cast-in-place concrete walls that will utilize a form liner and colored concrete to match the exterior cast stone on the building. We will be removing all the heaved paver stones and installing new concrete pavement that will bring the site into accessibility compliance. With these noted improvements we will be reducing the overall amount of impervious (and stormwater runoff) on the site and dedicating more landscaped areas that will incorporate a diversity of plant material.

That portion of The Burlington Northern and Santa Fe Railway Company (formerly Northern Pacific Railway Company) Station Ground property at Fargo, North Dakota, situated in the NE¼NW¼ of Section 7, Township 139 North, Range 48 West of the 5th P. M., Cass County, North Dakota, described as follows, to-wit:

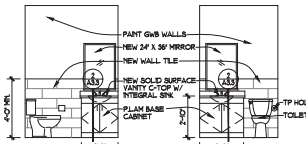
Commencing at the northwest corner of Block 7, **ORIGINAL TOWNSITE** of Fargo, North Dakota, according to the plat on file in the Register of Deeds office of said County; thence North 02° 29' 00" East, assumed bearing along the East line of 8th Street, a distance of 75.50 feet to the North lien of Main Avenue; thence South 87° 37' 00" East, 124.96 feet along the North line of said Main Avenue to the True Point of Beginning of the tract to be described; thence North 02° 33' 03" East, 74.50 feet; thence South 87° 37' 00" East, 555.21 feet to the West line of 6th Street; thence South 02° 29' 00" West, 74.50 feet to the North line of said Main Avenue; thence North 87° 37' 00" West, 555.29 feet along the North line of Main Avenue to the **True Point of Beginning. Also;**

All of Lot 2 and the West 75.03 feet of Lots 3 and 4, Block 34 **ROBERT'S 2ND ADDITION** to the City of Fargo, according to the plat on file in the Register of Deeds office, Cass County, North Dakota, lying northerly of the North right of way line of The Burlington



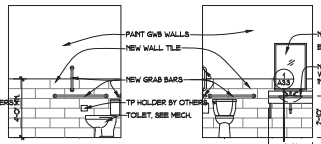
10 STORAGE 129
SCALE : 1/4" = 1'-0"

9 JANITOR 115
SCALE : 1/4" = 1'-0"

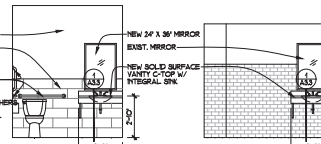


8 MENS 202
SCALE : 1/4" = 1'-0"

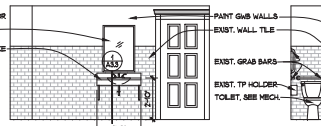
7 WOMENS 203
SCALE : 1/4" = 1'-0"



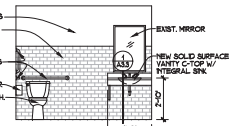
6 TOILET 131
SCALE : 1/4" = 1'-0"



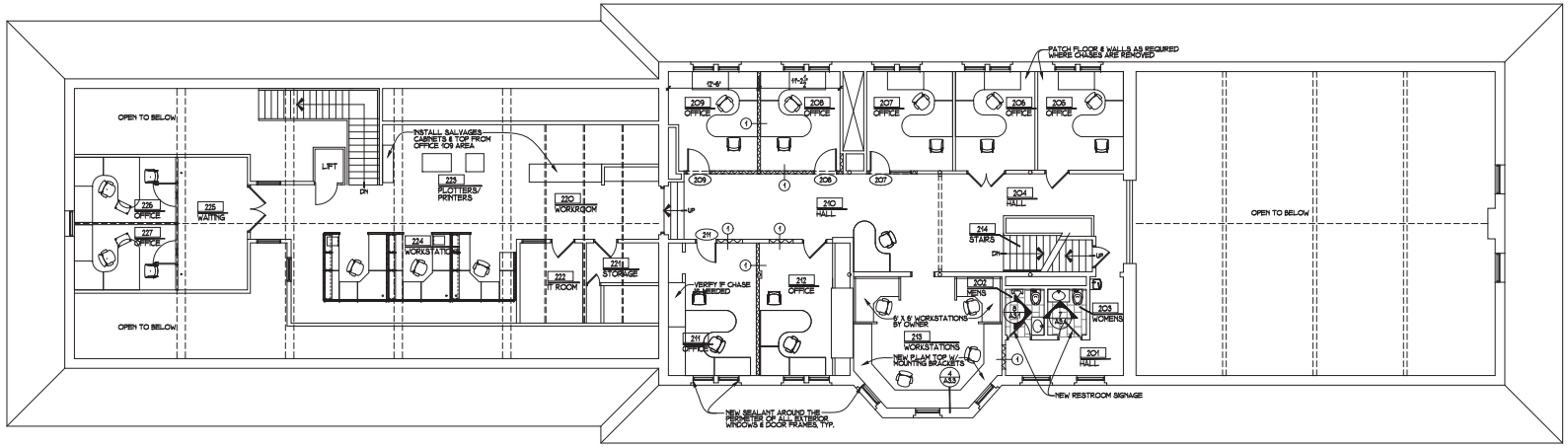
5 TOILET 131
SCALE : 1/4" = 1'-0"



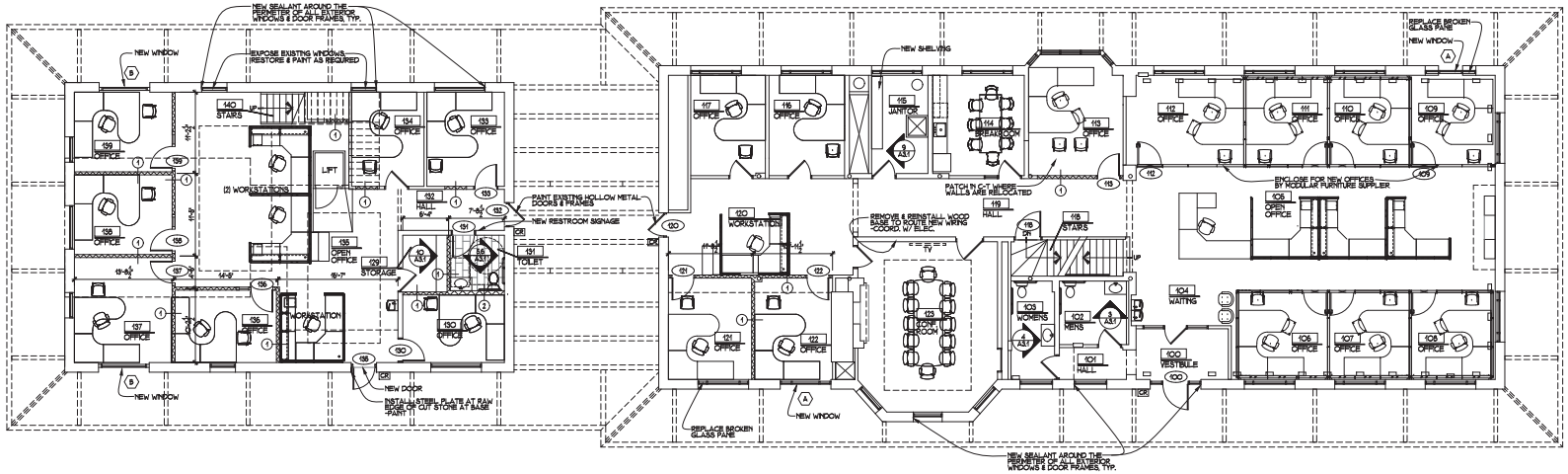
4 WOMENS 103
SCALE : 1/4" = 1'-0"



3 MENS 102
SCALE : 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



1 FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"

FIRST & SECOND FLOOR PLANS

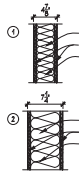
MBN ENGINEERING
MECHANICAL * ELECTRICAL * CIVIL
503 7TH ST. N , SUITE 200
FARGO, ND 58102
PHONE: 701.478.6336
FAX: 701.478.6340

M|B|A
MUTCHLER BARTRAM ARCHITECTS, P.C.
505 N. Broadway, Suite 201, Fargo, North Dakota, 58102
Phone: 701-235-5563 | info@mbapc.com | Fax: 701-235-5435

General Notes:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. CONTRACTOR SHALL PROTECT EXISTING FINISHES SCHEDULED TO REMAIN.
3. AFTER EACH INSTALLATION OR DAY, THE CONTRACTOR SHALL CLEAN WORK AREA & DISPOSE OF ALL DEBRIS.
4. EACH TRADE TO SEAL ALL VERTICAL & HORIZONTAL OPENINGS & PENETRATIONS CAUSED BY EACH THEIR WORK.
5. ALL WALLS TO BE CONSTRUCTED TO CLOSURE TO DECK ABOVE, UNLESS NOTED OTHERWISE.

Partition Types:



REVISIONS:

NO.	DATE	DESCRIPTION

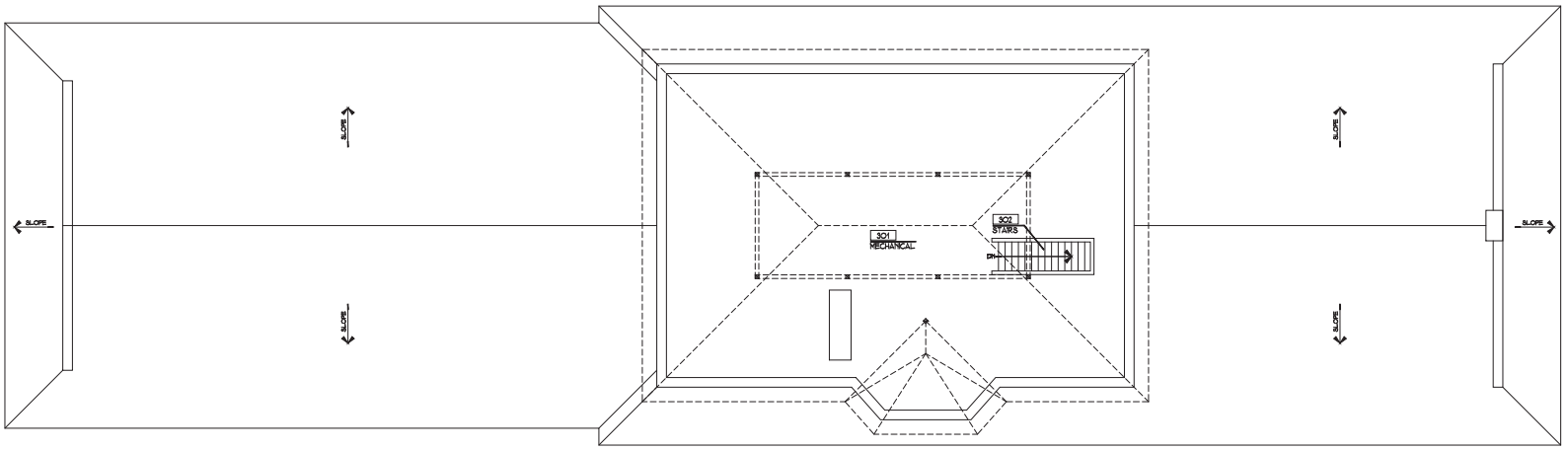
MBN PROPERTIES, LLC
DEPOT REMODELING

701 MAIN AVENUE
FARGO, NORTH DAKOTA

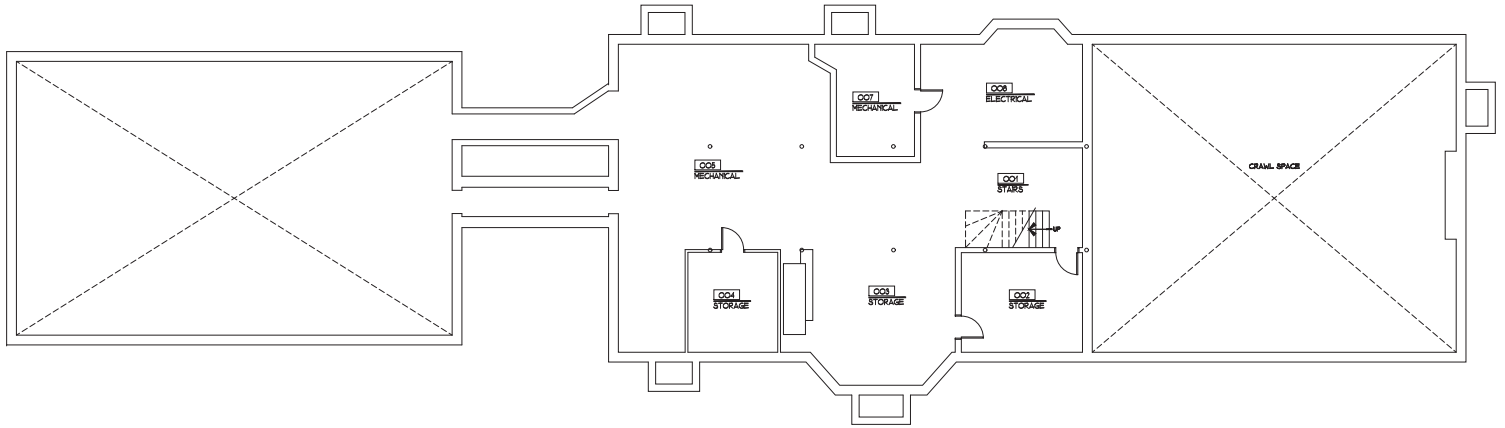
KEVIN J. BARTRAM REGISTERED ARCHITECT NORTH DAKOTA

MBA JOB #: 24041 DATE: 11-21-24

A3.1



2 ATTIC FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

BASEMENT & ATTIC FLOOR PLANS (FOR REFERENCE ONLY)

MBN
ENGINEERING
MECHANICAL * ELECTRICAL * CIVIL
503 7TH ST. N , SUITE 200
FARGO, ND 58102
PHONE: 701.478.6336
FAX: 701.478.6340

MBA
MUTCHLER BARTRAM ARCHITECTS, P.C.
505 N. Broadway, Suite 201, Fargo, North Dakota, 58102
Phone: 701-235-5563 | info@mbapc.com | Fax: 701-235-5435

General Notes:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. CONTRACTOR SHALL PROTECT EXISTING FINISHES SCHEDULED TO REMAIN.
3. AFTER EACH INSTALLATION OR DAY, THE CONTRACTOR SHALL CLEAN WORK AREA & DISPOSE OF ALL DEBRIS.
4. EACH TRADE TO SEAL ALL VERTICAL & HORIZONTAL OPENINGS & PENETRATIONS CAUSED BY EACH THEIR WORK.
5. ALL WALLS TO BE CONSTRUCTED TO CLOSURE TO DECK ABOVE, UNLESS NOTED OTHERWISE.

REVISIONS:

NO.	DATE	DESCRIPTION

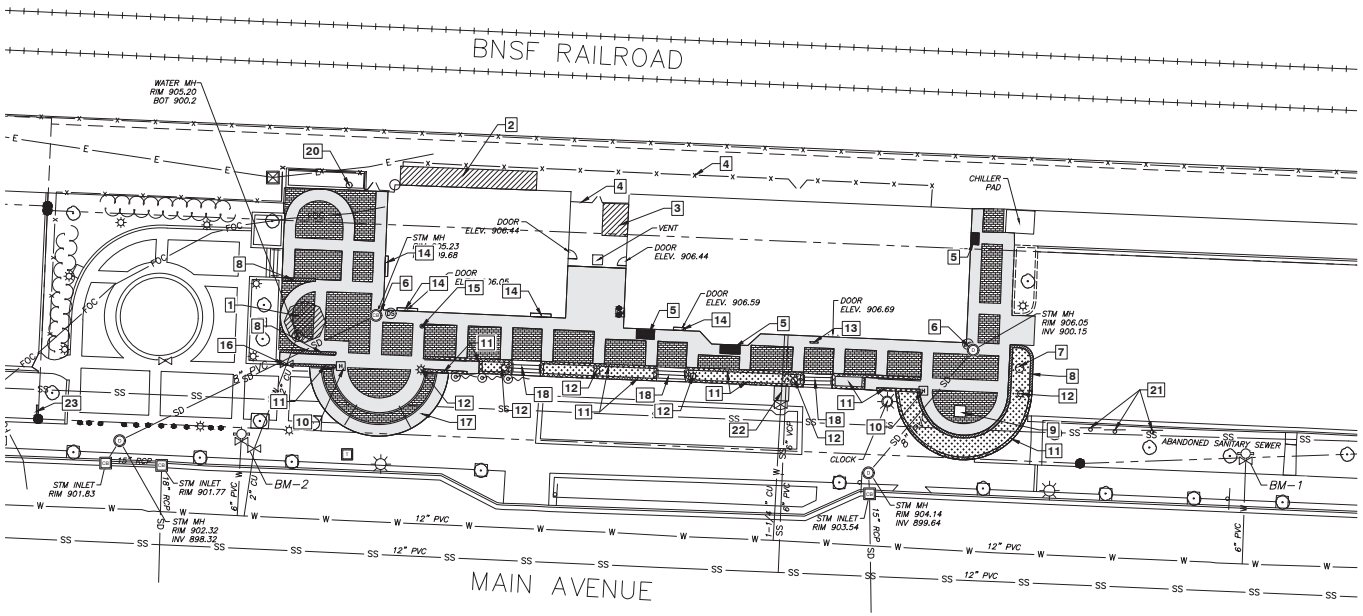
MBN PROPERTIES, LLC
DEPOT REMODELING

701 MAIN AVENUE
FARGO, NORTH DAKOTA

KEVIN J. BARTRAM
NORTH DAKOTA

MBA JOB #: 24041 DATE: 11-21-24

A3.2



SITE DEMOLITION KEY NOTES

1. REMOVE AND SALVAGE EXISTING STEEL SHELTER. CONTRACTOR TO MOVE/LOAD ONTO OWNER PROVIDED TRAILER. (COORDINATE WITH OWNER).
2. REMOVE EXISTING WOOD FRAMED SHED. (SEE A2.1).
3. REMOVE EXISTING WOOD STORAGE SHED. (SEE A2.1).
4. REMOVE EXISTING SURFACE MOUNTED CHAIN LINK FENCE. PATCH ALL HOLES WITH NON-SHRINK GROUT.
5. REMOVE STEEL VENT LID. (SEE C4.0).
6. REMOVE EXISTING STORM MANHOLE CASTING AND COVER. (SEE C2.0).
7. REMOVE EXISTING TREE STUMP, BACKFILL AND COMPACT HOLE.
8. REMOVE EXISTING BRICK RETAINING WALL. CUT DOWN EXISTING FOUNDATION WALL 2 FEET IN PREPARATION FOR NEW LANDSCAPING. (SEE C1.1)
9. REMOVE EXISTING ABANDONED SIGN FOUNDATION.
10. REMOVE EXISTING ELECTRICAL BOX. (SEE E0.2).
11. REMOVE EXISTING BRICK RETAINING WALL. EXISTING FOUNDATIONS BELOW TO REMAIN AS IS. (SEE C1.1)
12. REMOVE/SALVAGE EXISTING LIGHT POLE. REMOVE EXISTING CONCRETE FOUNDATION BASE. (SEE E0.2).
13. REMOVE EXISTING SIGN. REMOVE EXISTING DOOR ACTUATOR (SEE E0.2).
14. SAW CUT AND REMOVE EXISTING CONCRETE AT BUILDING RECESS. COORDINATE W/ OWNER PRIOR TO REMOVAL. (SEE C4.0).
15. REMOVE PEDESTAL/DOOR ACTUATOR. (SEE E0.2).
16. CUT DOWN AND REMOVE ABANDONED CURB STOP.
17. REMOVE CONCRETE/BRICK PAVER STEPS AND RAILINGS. FIELD VERIFY IF FROST FOOTINGS ARE BELOW EXISTING STEPS. IF PRESENT, CUT DOWN 2 FEET.
18. REMOVE EXISTING CONCRETE STEPS AND RAILINGS.
19. REMOVE EXISTING PLANTINGS AND MATERIAL.
20. REMOVE EXISTING LIGHT POLE BASE/BACKFILL & COMPACT HOLE.
21. REMOVE & SALVAGE EXISTING ACCESSIBLE SIGNS. (ALTERNATE #1)
22. ABANDON EXISTING WATER LINE. REMOVE EXISTING CONCRETE SIDEWALK. (SEE C2.0 FOR NEW WATER SERVICE). (ALTERNATE #3)
23. REMOVE EXISTING SIGN.

SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER LINE
- EXISTING WATERMAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING FIBER OPTIC LINE
- EXISTING TRAIN TRACKS LINE
- EXISTING HANDRAIL LINE
- EXISTING FENCE LINE
- EXISTING TREE LINE
- EXISTING STORM MANHOLE
- EXISTING ROUND INLET
- EXISTING SQUARE INLET
- EXISTING HYDRANT/BENCHMARK
- EXISTING GATE VALVE/CURB STOP
- EXISTING LIGHT POLE
- EXISTING WATER HAND HOLE
- EXISTING WATER MANHOLE
- EXISTING DOWN SPOUT
- EXISTING COMMUNICATIONS VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRICAL PEDESTAL
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING SIGN
- EXISTING FLAG POLE
- EXISTING BOLLARD/POST
- EXISTING GAS METER
- EXISTING TRAFFIC LIGHT
- EXISTING CLOCK
- EXISTING VENT
- EXISTING FOUND MONUMENT
- EXISTING DECIDUOUS TREE
- REMOVE EXISTING WATER HAND HOLE
- REMOVE/SALVAGE EXISTING LIGHT POLE
- REMOVE EXISTING CURB STOP
- REMOVE EXISTING FENCE LINE
- REMOVE EXISTING CONCRETE SIDEWALK
- REMOVE EXISTING BRICK PAVERS
- REMOVE EXISTING LANDSCAPING
- REMOVE EXISTING BRICK RETAINING WALL
- REMOVE EXISTING WOOD STORAGE SHELTER

N W E S

0 10 20 40

SCALE: 1 INCH = 20 FEET

PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
2. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-795-0555.
3. CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
4. IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
6. CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
7. ALL PAVEMENT MARKED FOR DEMOLITION SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL.
8. CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL (701)241-1453
9. THE CITY OF FARGO INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE STORMWATER SYSTEM TO THE CITY STORMWATER SYSTEM. ENSURE THE EXCAVATION IS KEPT OPEN FOR THIS INSPECTION.
10. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.
11. A RIGHT-OF-WAY USE AGREEMENT IS REQUIRED IF THE PROJECT WILL RESULT IN TEMPORARY USE AND/OR CLOSURE OF SIDEWALKS, PARKING, OR DRIVING LANES. THIS INCLUDES AREA USED FOR DUMPSTERS, STAGING, MATERIAL DELIVERIES, AND EQUIPMENT. PLEASE REVIEW ADDITIONAL INFORMATION ABOUT RIGHT-OF-WAY USE AND THE AGREEMENT APPLICATION BY FOLLOWING THIS LINK: HTTPS://FARGOND.GOV/CITY-GOVERNMENT/DEPARTMENTS/ENGINEERING/ENGINEERING-SERVICES/RIGHT-OF-WAY-MANAGEMENT IF THE RIGHT-OF-WAY WILL BE USED DURING CONSTRUCTION FOR ANY PURPOSE, PLEASE CONTACT THE CITY OF FARGO ENGINEERING DEPARTMENT AT 701.241.1545.
12. EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.

BENCHMARKS:

BM-1: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF MAIN AVENUE, +/-230' WEST OF THE INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF FARGO BM#MAINBROAD.
ELEVATION = 906.80 (NAVD88)

BM-2: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF MAIN AVENUE, +/-575' WEST OF THE INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF FARGO BM#DEPOMAIN.
ELEVATION = 904.60 (NAVD88)

EXISTING CONDITIONS/ DEMOLITION PLAN

MBN ENGINEERING
MECHANICAL * ELECTRICAL * CIVIL
503 7TH ST. N , SUITE 200
FARGO, ND 58102
PHONE: 701.478.6336
FAX: 701.478.6340

REVISIONS:

NO	DATE	DESCRIPTION
1	11/21/24	PERMIT SET

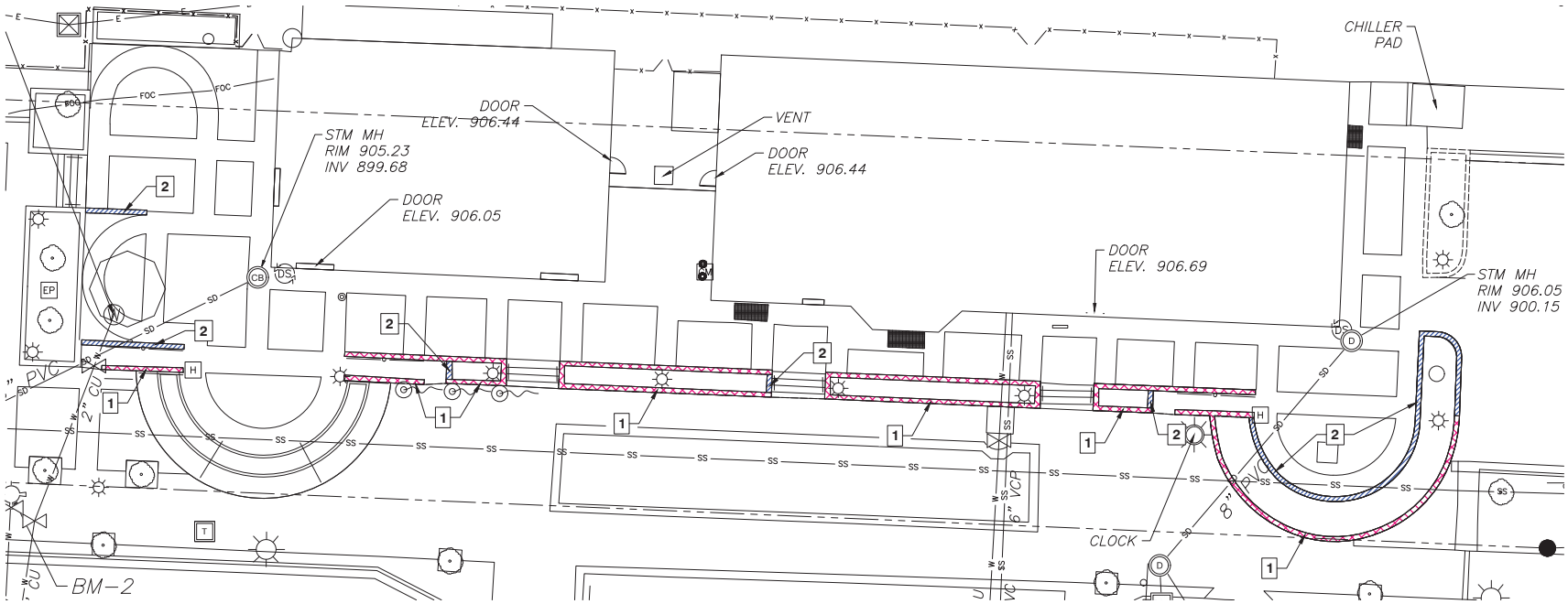
MBN PROPERTIES, LLC
DEPOT REMODELING

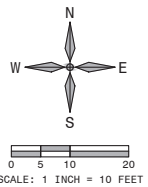
701 MAIN AVENUE
FARGO, NORTH DAKOTA

REGISTERED PROFESSIONAL ENGINEER
JONATHON L. BUNK
PE-6864
DATE 11-21-24
NORTH DAKOTA

DATE: 11-21-24

C1.0





SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER LINE
- EXISTING WATERMAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING FIBER OPTIC LINE
- EXISTING TRAIN TRACKS LINE
- EXISTING HANDRAIL LINE
- EXISTING FENCE LINE
- EXISTING TREE LINE
- EXISTING STORM MANHOLE
- EXISTING ROUND INLET
- EXISTING SQUARE INLET
- EXISTING HYDRANT/BENCHMARK
- EXISTING GATE VALVE/CURB STOP
- EXISTING LIGHT POLE
- EXISTING WATER HAND HOLE
- EXISTING WATER MANHOLE
- EXISTING DOWN SPOUT
- EXISTING COMMUNICATIONS VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRICAL PEDESTAL
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING SIGN
- EXISTING FLAG POLE
- EXISTING BOLLARD/POST
- EXISTING GAS METER
- EXISTING TRAFFIC LIGHT
- EXISTING CLOCK
- EXISTING VENT
- EXISTING FOUND MONUMENT
- EXISTING DECIDUOUS TREE
- REMOVE EXISTING BRICK RETAINING WALL (DEMOLITION NOTE #1)
- REMOVE EXISTING BRICK RETAINING WALL (DEMOLITION NOTE #2)

EXISTING WALL DEMOLITION KEY NOTES

1. REMOVE EXISTING BRICK RETAINING WALL. CUT DOWN EXISTING FOUNDATION WALL 2 FEET IN PREPARATION FOR NEW LANDSCAPING.
2. REMOVE EXISTING BRICK RETAINING WALL. EXISTING FOUNDATIONS BELOW TO REMAIN AS IS.

PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
2. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-795-0555.
3. CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
4. IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
6. CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
7. ALL PAVEMENT MARKED FOR DEMOLITION SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL.
8. CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL (701)241-1453
9. THE CITY OF FARGO INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE STORMWATER SYSTEM TO THE CITY STORMWATER SYSTEM. ENSURE THE EXCAVATION IS KEPT OPEN FOR THIS INSPECTION.
10. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.
11. A RIGHT-OF-WAY USE AGREEMENT IS REQUIRED IF THE PROJECT WILL RESULT IN TEMPORARY USE AND/OR CLOSURE OF SIDEWALKS, PARKING, OR DRIVING LANES. THIS INCLUDES AREA USED FOR DUMPSTERS, STAGING, MATERIAL DELIVERIES, AND EQUIPMENT. PLEASE REVIEW ADDITIONAL INFORMATION ABOUT RIGHT-OF-WAY USE AND THE AGREEMENT APPLICATION BY FOLLOWING THIS LINK: HTTPS://FARGOND.GOV/CITY-GOVERNMENT/DEPARTMENTS/ENGINEERING/ENGINEERING-SERVICES/RIGHT-OF-WAY-MANAGEMENT IF THE RIGHT-OF-WAY WILL BE USED DURING CONSTRUCTION FOR ANY PURPOSE, PLEASE CONTACT THE CITY OF FARGO ENGINEERING DEPARTMENT AT 701.241.1545.
12. EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.

BENCHMARKS:

BM-1: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF MAIN AVENUE, +/-230' WEST OF THE INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF FARGO BM#MAINBROAD.
ELEVATION = 906.80 (NAVD88)

BM-2: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF MAIN AVENUE, +/-575' WEST OF THE INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF FARGO BM#DEPOMAIN.
ELEVATION = 904.60 (NAVD88)

MBN ENGINEERING
MECHANICAL * ELECTRICAL * CIVIL
503 7TH ST. N , SUITE 200
FARGO, ND 58102
PHONE: 701.478.6336
FAX: 701.478.6340

REVISIONS:

NO	DATE	DESCRIPTION
1	11/21/24	PERMIT SET

MBN PROPERTIES, LLC
DEPOT REMODELING

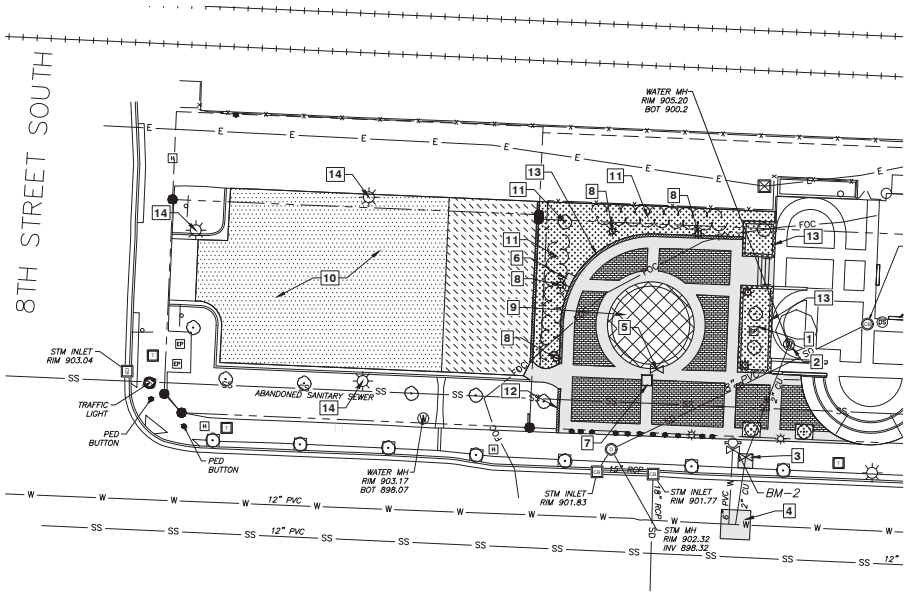
701 MAIN AVENUE
FARGO, NORTH DAKOTA

REGISTERED PROFESSIONAL ENGINEER
SHARON K. BUK
PE-6864
DATE 11-21-24
NORTH DAKOTA

DATE: 11-21-24

EXISTING WALL DEMOLITION PLAN

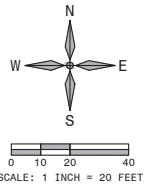
C1.1



WEST PARKING LOT - ALTERNATE #2

SITE DEMOLITION KEY NOTES

1. REMOVE EXISTING ELECTRICAL PEDESTAL (SEE E0.3).
2. REMOVE EXISTING WATER MANHOLE & IRRIGATION ASSEMBLY.
3. REMOVE EXISTING CONCRETE TO THE NEAREST JOINT AND REMOVE THE CURB STOP.
4. REMOVE EXISTING PAVEMENT TO THE NEAREST JOINT. DISCONNECT & CLOSE THE CORPORATION FOR THE EXISTING WATER SERVICE. (COORDINATE TRAFFIC/LANE CLOSURES TO COMPLETE THE WORK).
5. REMOVE EXISTING VALVE BOX (CUT BELOW GRADE AND ABANDON).
6. REMOVE & SALVAGE EXISTING DEDICATION BOULDER (RETURN TO OWNER).
7. REMOVE & SALVAGE EXISTING TIME CAPSULE (RETURN TO OWNER).
8. REMOVE EXISTING LIGHT POLE & BASE. (SEE E0.3).
9. REMOVE EXISTING FOUNTAIN AND ALL FOUNDATIONS.
10. MILL EXISTING ASPHALT PAVEMENT (2" DEPTH).
11. REMOVE EXISTING LANDSCAPING AND TREES.
12. REMOVE EXISTING CONCRETE CURB.
13. REMOVE EXISTING BRICK RETAINING WALL. CUT DOWN EXISTING FOUNDATION WALL 2 FEET BELOW IN PREPARATION FOR NEW LANDSCAPING.
14. REMOVE EXISTING LIGHT POLE. LIGHT POLE BASE IS TO REMAIN. (SEE E0.3)



SCALE: 1 INCH = 20 FEET

SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER LINE
- EXISTING WATERMAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING FIBER OPTIC LINE
- EXISTING TRAIN TRACKS LINE
- EXISTING HANDRAIL LINE
- EXISTING FENCE LINE
- EXISTING TREE LINE
- EXISTING STORM MANHOLE
- EXISTING ROUND INLET
- EXISTING SQUARE INLET
- EXISTING HYDRANT/BENCHMARK
- EXISTING GATE VALVE/CURB STOP
- EXISTING LIGHT POLE
- EXISTING WATER HAND HOLE
- EXISTING WATER MANHOLE
- EXISTING DOWN SPOUT
- EXISTING COMMUNICATIONS VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRICAL PEDESTAL
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING SIGN
- EXISTING FLAG POLE
- EXISTING BOLLARD/POST
- EXISTING GAS METER
- EXISTING TRAFFIC LIGHT
- EXISTING CLOCK
- EXISTING VENT
- EXISTING FOUND MONUMENT
- EXISTING DECIDUOUS TREE
- REMOVE EXISTING DECIDUOUS TREE
- REMOVE EXISTING LIGHT POLE
- REMOVE EXISTING BOLLARD/POST
- REMOVE EXISTING ELECTRICAL PEDESTAL
- REMOVE EXISTING TREE LINE
- REMOVE EXISTING FENCE LINE
- REMOVE EXISTING FOUNTAIN
- REMOVE EXISTING CONCRETE SIDEWALK
- REMOVE EXISTING BRICK PAVERS
- REMOVE EXISTING BRICK RETAINING WALL
- REMOVE EXISTING CONCRETE CURB
- MILL EXISTING ASPHALT PAVEMENT (2" DEPTH)
- REMOVE EXISTING LANDSCAPING

PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
2. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-795-0555.
3. CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
4. IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
6. CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
7. ALL PAVEMENT MARKED FOR DEMOLITION SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL.
8. CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL (701)241-1453
9. THE CITY OF FARGO INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE STORMWATER SYSTEM TO THE CITY STORMWATER SYSTEM. ENSURE THE EXCAVATION IS KEPT OPEN FOR THIS INSPECTION.
10. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.
11. A RIGHT-OF-WAY USE AGREEMENT IS REQUIRED IF THE PROJECT WILL RESULT IN TEMPORARY USE AND/OR CLOSURE OF SIDEWALKS, PARKING, OR DRIVING LANES. THIS INCLUDES AREA USED FOR DUMPSTERS, STAGING, MATERIAL DELIVERIES, AND EQUIPMENT. PLEASE REVIEW ADDITIONAL INFORMATION ABOUT RIGHT-OF-WAY USE AND THE AGREEMENT APPLICATION BY FOLLOWING THIS LINK: HTTPS://FARGOND.GOV/CITY-GOVERNMENT/DEPARTMENTS/ENGINEERING/ENGINEERING-SERVICES/RIGHT-OF-WAY-MANAGEMENT IF THE RIGHT-OF-WAY WILL BE USED DURING CONSTRUCTION FOR ANY PURPOSE, PLEASE CONTACT THE CITY OF FARGO ENGINEERING DEPARTMENT AT 701.241.1545.
12. EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.

BENCHMARKS:

BM-1: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF MAIN AVENUE, +/-230' WEST OF THE INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF FARGO BM#MAINBROAD.
ELEVATION = 906.80 (NAVD88)

BM-2: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF MAIN AVENUE, +/-575' WEST OF THE INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF FARGO BM#DEPOMAIN.
ELEVATION = 904.60 (NAVD88)

DEMOLITION PLAN - ALTERNATE #2

MBN ENGINEERING
MECHANICAL * ELECTRICAL * CIVIL
503 7TH ST. N , SUITE 200
FARGO, ND 58102
PHONE: 701.478.6336
FAX: 701.478.6340

REVISIONS:

NO	DATE	DESCRIPTION
1	11/21/24	PERMIT SET

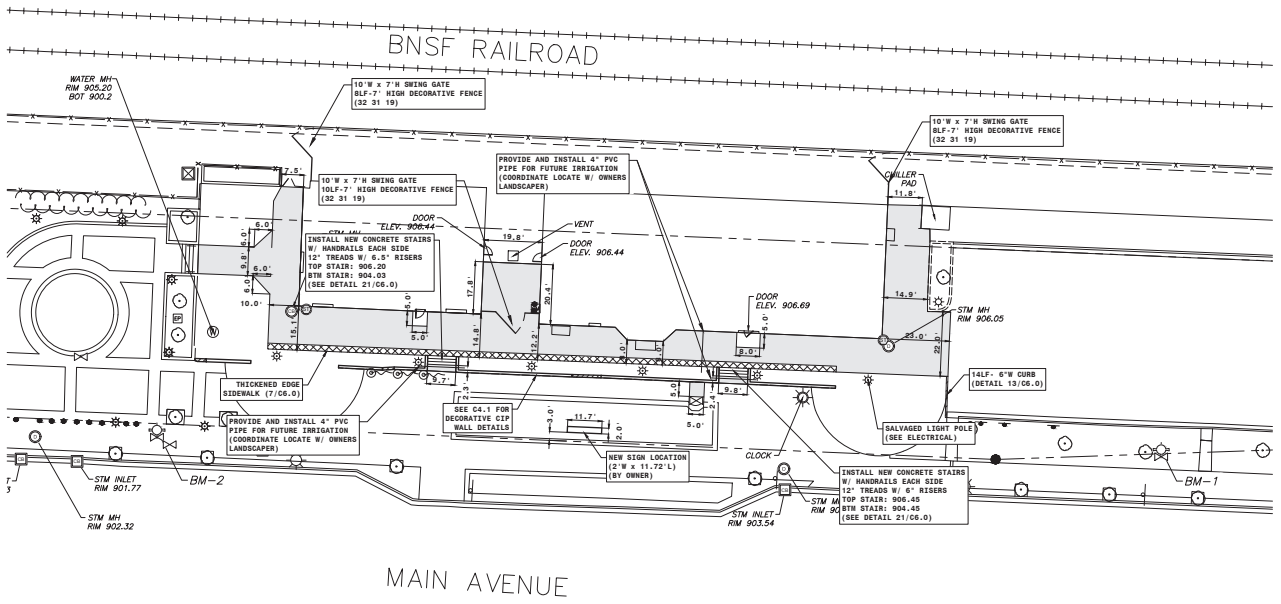
MBN PROPERTIES, LLC
DEPOT REMODELING

701 MAIN AVENUE
FARGO, NORTH DAKOTA

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER K. BUKE
PE-6554
DATE 11-21-24
NORTH DAKOTA

DATE: 11-21-24

C1.2



SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING TRAIN TRACKS LINE
- EXISTING HANDRAIL LINE
- EXISTING FENCE LINE
- EXISTING TREE LINE
- EXISTING STORM MANHOLE
- EXISTING ROUND INLET
- EXISTING SQUARE INLET
- EXISTING HYDRANT/BENCHMARK
- EXISTING GATE VALVE/CURB STOP
- EXISTING LIGHT POLE
- EXISTING WATER HAND HOLE
- EXISTING WATER MANHOLE
- EXISTING DOWN SPOUT
- EXISTING COMMUNICATIONS VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRICAL PEDESTAL
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING SIGN
- EXISTING FLAG POLE
- EXISTING BOLLARD/POST
- EXISTING GAS METER
- EXISTING TRAFFIC LIGHT
- EXISTING CLOCK
- EXISTING VENT
- EXISTING FOUND MONUMENT
- EXISTING DECIDUOUS TREE
- NEW PVC INLET
- NEW 4" REINFORCED CONCRETE SIDEWALK (9/C6.0)
- NEW THICKENED EDGE CONCRETE SIDEWALK (7/C6.0)
- NEW FENCE LINE (32 31 19)
- SALVAGED LIGHT POLE (SEE ELECTRICAL)

N / W / E / S

0 10 20 40

SCALE: 1 INCH = 20 FEET

PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
2. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-795-0555.
3. CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
4. IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
6. CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
7. ALL PAVEMENT MARKED FOR DEMOLITION SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL.
8. CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL (701)241-1453
9. THE CITY OF FARGO INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE STORMWATER SYSTEM TO THE CITY STORMWATER SYSTEM. ENSURE THE EXCAVATION IS KEPT OPEN FOR THIS INSPECTION.
10. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.
11. A RIGHT-OF-WAY USE AGREEMENT IS REQUIRED IF THE PROJECT WILL RESULT IN TEMPORARY USE AND/OR CLOSURE OF SIDEWALKS, PARKING, OR DRIVING LANES. THIS INCLUDES AREA USED FOR DUMPSTERS, STAGING, MATERIAL DELIVERIES, AND EQUIPMENT. PLEASE REVIEW ADDITIONAL INFORMATION ABOUT RIGHT-OF-WAY USE AND THE AGREEMENT APPLICATION BY FOLLOWING THIS LINK: HTTPS://FARGOND.GOV/CITY-GOVERNMENT/DEPARTMENTS/ENGINEERING/ENGINEERING-SERVICES/RIGHT-OF-WAY-MANAGEMENT IF THE RIGHT-OF-WAY WILL BE USED DURING CONSTRUCTION FOR ANY PURPOSE, PLEASE CONTACT THE CITY OF FARGO ENGINEERING DEPARTMENT AT 701.241.1545.
12. EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.

BENCHMARKS:

BM-1: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF MAIN AVENUE, +/-230' WEST OF THE INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF FARGO BM#MAINBROAD.
ELEVATION = 906.80 (NAVD88)

BM-2: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF MAIN AVENUE, +/-575' WEST OF THE INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF FARGO BM#DEPOMAIN.
ELEVATION = 904.60 (NAVD88)

PAVING PLAN

MBN ENGINEERING
MECHANICAL * ELECTRICAL * CIVIL
503 7TH ST. N , SUITE 200
FARGO, ND 58102
PHONE: 701.478.6336
FAX: 701.478.6340

REVISIONS:

NO	DATE	DESCRIPTION
1	11/21/24	PERMIT SET

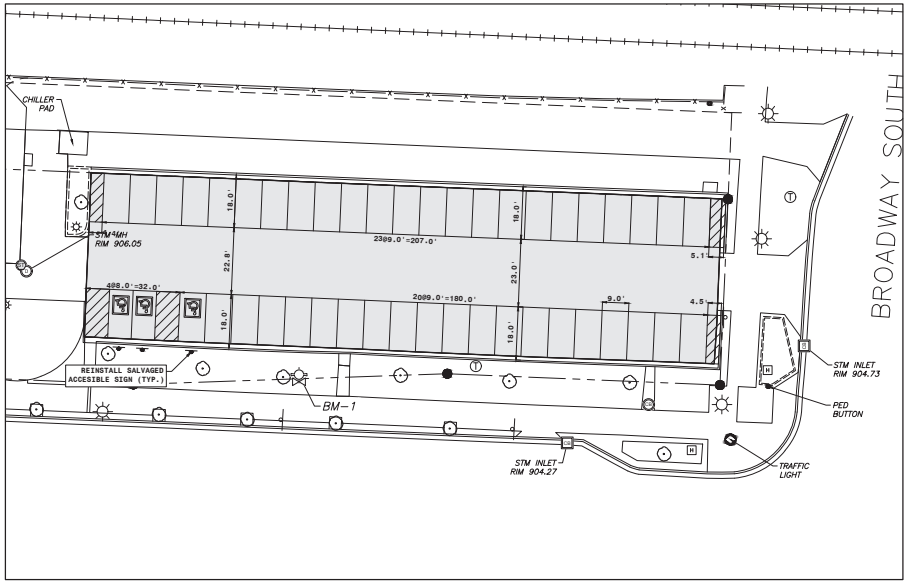
MBN PROPERTIES, LLC
DEPOT REMODELING

701 MAIN AVENUE
FARGO, NORTH DAKOTA

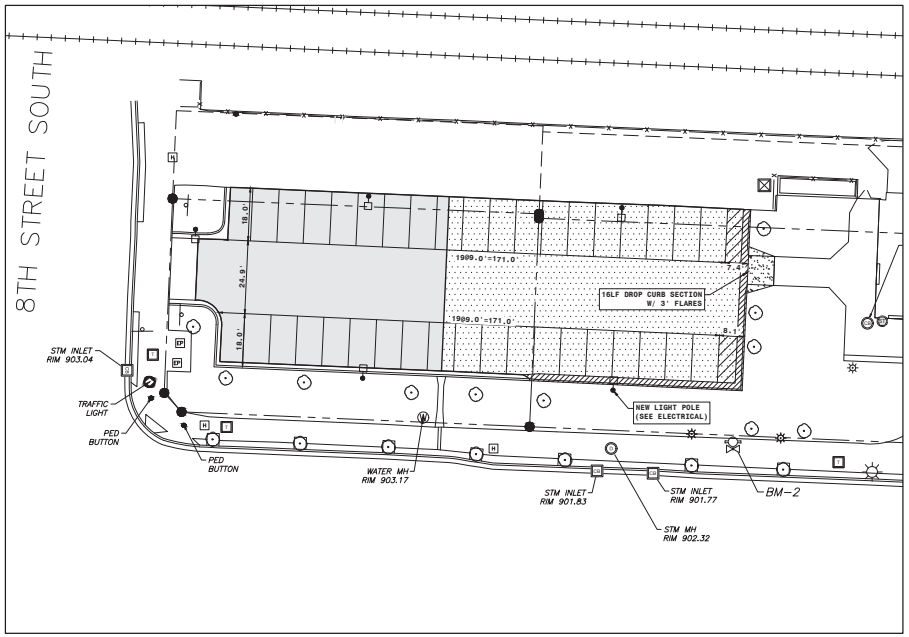
REGISTERED PROFESSIONAL ENGINEER
BRYON K. BUK
PE-6864
DATE 11-21-24
NORTH DAKOTA

DATE: 11-21-24

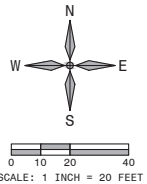
C4.0



EAST PARKING LOT - ALTERNATE #1



WEST PARKING LOT - ALTERNATE #2



SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING TRAIN TRACKS LINE
- EXISTING HANDRAIL LINE
- EXISTING FENCE LINE
- EXISTING TREE LINE
- EXISTING STORM MANHOLE
- EXISTING ROUND INLET
- EXISTING SQUARE INLET
- EXISTING HYDRANT/BENCHMARK
- EXISTING GATE VALVE
- EXISTING LIGHT POLE
- EXISTING WATER HAND HOLE
- EXISTING WATER MANHOLE
- EXISTING DOWN SPOUT
- EXISTING CURB STOP
- EXISTING COMMUNICATIONS VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRICAL PEDESTAL
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING SIGN
- EXISTING FLAG POLE
- EXISTING BOLLARD/POST
- EXISTING GAS METER
- EXISTING TRAFFIC LIGHT
- EXISTING CLOCK
- EXISTING VENT
- EXISTING FOUND MONUMENT
- EXISTING DECIDUOUS TREE
- NEW PVC INLET
- NEW 4" REINFORCED CONCRETE SIDEWALK (9/C6.0)
- NEW 4" ASPHALT PAVEMENT (10/C6.0)
- NEW CONCRETE CURB AND GUTTER (8/C6.0)
- MILL AND OVERLAY 2" ASPHALT PAVEMENT (11/C6.0)
- NEW LIGHT POLE (SEE ELECTRICAL)

PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
2. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-795-0555.
3. CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
4. IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
6. CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
7. ALL PAVEMENT MARKED FOR DEMOLITION SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL.
8. CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL (701)241-1453
9. THE CITY OF FARGO INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE STORMWATER SYSTEM TO THE CITY STORMWATER SYSTEM. ENSURE THE EXCAVATION IS KEPT OPEN FOR THIS INSPECTION.
10. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDED, AND HYDRO-MULCHED.
11. A RIGHT-OF-WAY USE AGREEMENT IS REQUIRED IF THE PROJECT WILL RESULT IN TEMPORARY USE AND/OR CLOSURE OF SIDEWALKS, PARKING, OR DRIVING LANES. THIS INCLUDES AREA USED FOR DUMPSTERS, STAGING, MATERIAL DELIVERIES, AND EQUIPMENT. PLEASE REVIEW ADDITIONAL INFORMATION ABOUT RIGHT-OF-WAY USE AND THE AGREEMENT APPLICATION BY FOLLOWING THIS LINK: HTTPS://FARGOND.GOV/CITY-GOVERNMENT/DEPARTMENTS/ENGINEERING/ENGINEERING-SERVICES/RIGHT-OF-WAY-MANAGEMENT IF THE RIGHT-OF-WAY WILL BE USED DURING CONSTRUCTION FOR ANY PURPOSE, PLEASE CONTACT THE CITY OF FARGO ENGINEERING DEPARTMENT AT 701.241.1545.
12. EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.

BENCHMARKS:

BM-1: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF MAIN AVENUE, +/-230' WEST OF THE INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF FARGO BM#MAINBROAD.
ELEVATION = 906.80 (NAVD88)

BM-2: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF MAIN AVENUE, +/-575' WEST OF THE INTERSECTION OF MAIN AVENUE AND BROADWAY, CITY OF FARGO BM#DEPOMAIN.
ELEVATION = 904.60 (NAVD88)

MBN ENGINEERING
MECHANICAL * ELECTRICAL * CIVIL
503 7TH ST. N , SUITE 200
FARGO, ND 58102
PHONE: 701.478.6336
FAX: 701.478.6340

REVISIONS:

NO	DATE	DESCRIPTION
1	11/21/24	PERMIT SET

MBN PROPERTIES, LLC
DEPOT REMODELING

701 MAIN AVENUE
FARGO, NORTH DAKOTA

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER K. BURKE
PE-6554
DATE 11-21-24
NORTH DAKOTA

DATE: 11-21-24

PAVING PLAN - ALTERNATE

C4.2

NDSU

THE CITY OF Fargo FAR MORE

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

MEMORANDUM

TO: Renaissance Zone Authority

FROM: Nicole Crutchfield, Planning Director

DATE: December 13, 2024

RE: Fargo LDC 2026 update

In August, the City Commission adopted the Fargo Growth Plan 2024. Actions outlined in the growth plan include updating regulatory and policy steps including the Land Development Code (LDC) and development incentive policies.

CZB, the consultant team, kicked off the Land Development Code update on December 10th and 11th with a "soft launch" of meetings with focus groups. One of these focus groups is on the topic of incentives which the Renaissance Zone Authority and Economic Development Incentives Committee and their supporting staff were invited. Staff will provide a brief update at the upcoming Renaissance Zone Authority meeting. In addition, attached is the description for the project along with phases and schedule.

FARGO LDC 2026

A Land Development Code to Shape Fargo's Future

Project Direction

Message from Fargo Growth Plan 2024

As Fargo continues to grow over the next 20 years, the community intends to...

- Place an increasing emphasis on infill and redevelopment to absorb new households (at least 33%) and to concentrate infill and redevelopment in three types of Growth Centers—regional, community, and neighborhood
- Grow outward in an orderly sequence that follows the Growth Grid
- Develop—regardless of location—in a more urban manner that mixes uses and housing types within a system of Place Types, improves connectivity, and creates neighborhoods with better form and design that fits their context
- Offer By-Right approval to projects that align with Fargo's intentions and actively assist Optimal projects that also offer well-defined public benefits

Implications for updating the LDC and other regulations

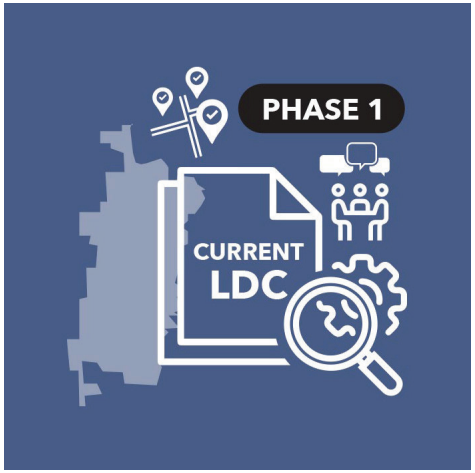
To convert policy intentions into regulations and programs, Fargo will need to...

- Create a brand new LDC that
  - Shifts away from the traditional focus on land uses and towards a more comprehensive system of Place Types
  - Treats good urban form as a requirement through basic design and development standards
  - Channels activity into mixed-use centers rather than spreading it along arterial corridors
- Use public infrastructure investments to proactively shape where and how new development happens
- Modify systems that assist new development or redevelopment to only aid projects that both align with Fargo's growth intentions *and* offer well-defined public benefits

How an amended regulatory framework will be experienced

As new regulatory systems and programs are adopted, Fargoans will notice that...

- Expectations are gradually rising, creating...
  - More valuable property
  - A stronger tax base and greater fiscal resilience
  - A stronger sense of place, distinct in form and character
- Areas where new development or redevelopment is happening feel like durable, vibrant, well-connected places
- Use of public resources to subsidize *any* development has been replaced by use of tax dollars to only support *optimal* development
- There is complete transparency and a strategic rationale—grounded by a decision-making framework—when any form of public support is involved with private development



Code Analysis and Small Area Testing

December 2024-August 2025

Code Drafting and Development

April 2025-March 2026

Code Finalization, Adoption, and Training

April 2026-July 2026