

**MEMORANDUM**

**TO:** Planning Commission

**FROM:** Maegin Elshaug, Planning Coordinator *ME*  
Brad Garcia, Planner

**DATE:** November 30, 2022

**RE:** Item D.2 Introduction to BLOC mixed-use development on the 1600 block of University Drive South

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The City of Fargo has received an application for a mixed-use redevelopment project on the 1600 block of University Drive South. This item is tentatively scheduled for the January 3<sup>rd</sup>, 2023 Planning Commission meeting, staff is bringing it forward as an introduction for review and comment during the December 6<sup>th</sup>, 2022 Planning Commission meeting. Staff will provide a brief presentation on the project and the development team will provide additional information and be available for questions and comments. In January, the applications are anticipated to include a minor subdivision (Duane's Pizza Addition), zoning change, and planned unit development (PUD) master plan and final plan.

Owner BLOC Partners, LLC is proposing a 5-story, mixed-use project with commercial space and indoor parking on the ground floor, underground parking, and 4 floors with 127 residential apartments above. The project proposes three drive-thrus on the site. Attached is project information, preliminary plans and renderings of the project.

Additionally, an open house is proposed later the same day as the Planning Commission on Tuesday December 6<sup>th</sup>, 2022, from 5:00-6:30 p.m. in the Sky Commons room in the Civic Center. Property owners within a quarter-mile of the subject property have been notified of the open house, as well as with various direct invitations and social media postings. Planning Commission members are invited and encouraged to attend the open house meeting.

This is an introductory item at the December Planning Commission meeting and no action is intended to be taken. Staff welcomes commission member's comments and feedback on the proposed development.





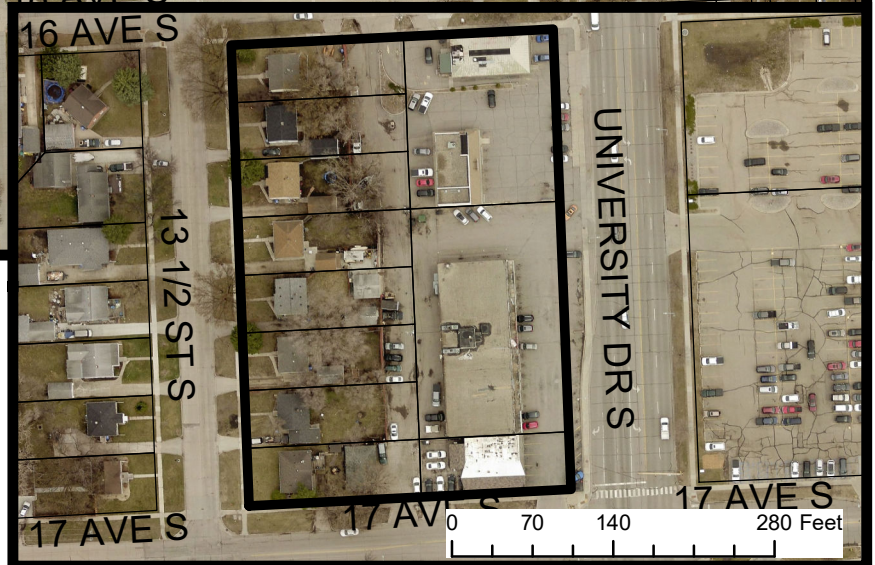
# Neighborhood Meeting

## Duane's Pizza Addition

1321 17 Avenue South

1601, 1617 & 1629 University Drive South

1602, 1606, 1610, 1614, 1618, 1622 & 1626 13 1/2 Street South







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## PROJECT LOCATION

BLOC is located on a major corridor from Interstate to Downtown and blocks from Lindenwood Park, the BLOC project will consist of 127 units, 15,258 sq ft of commercial, 162 garage parking stalls and 114 surface parking spaces.

## HIGHLIGHTED AMENITIES

9 foot ceilings  
roof top patio  
dog wash

## SUPPORTING DOCUMENTS

SEE ATTACHED

PUD  
Civil Plan  
Architectural Plan  
Traffic Study

## PROJECT DETAILS

BLOC will be a safe, pet friendly community offering studios, one and two bedroom apartment homes. The units will include stainless steel appliances, washer & dryer in-units, high quality finishes, and free internet. The property will have heated underground and main level heated parking, community space, rooftop patio and outdoor grilling area.

The largest impact by this project are the removal of an entire city block of blight and disrepair and in doing so we bring back the safety of the area all while retaining three current tenants that are important to the identity and character of the neighborhood.

CONSTRUCTION IS EXPECTED TO START SPRING OF 2023.





PRELIMINARY  
NOT FOR  
CONSTRUCTION

ROOF  
PROJECT

Level 5  
147' - 0 3/8"

Level 4  
135' - 10 1/2"

Level 3  
124' - 8 5/8"

Level 2  
113' - 6"

Level 1  
100' - 0"

Level P1  
9' - 4"

UNIVERSITY MIXED-USE  
UNIVERSITY DR.  
DESIGN DEVELOPMENT

Location:  
University Dr.  
Fargo, ND 58103

Drawn By:  
MB

Date:  
DATE 11/14/2022 3:57:42 PM

Revision Date:  
Level 2  
113' - 6"

Level 1  
100' - 0"

Job Number:  
2022.12

Sheet Name:  
ELEVATIONS

Sheet Number:

**A3.1**



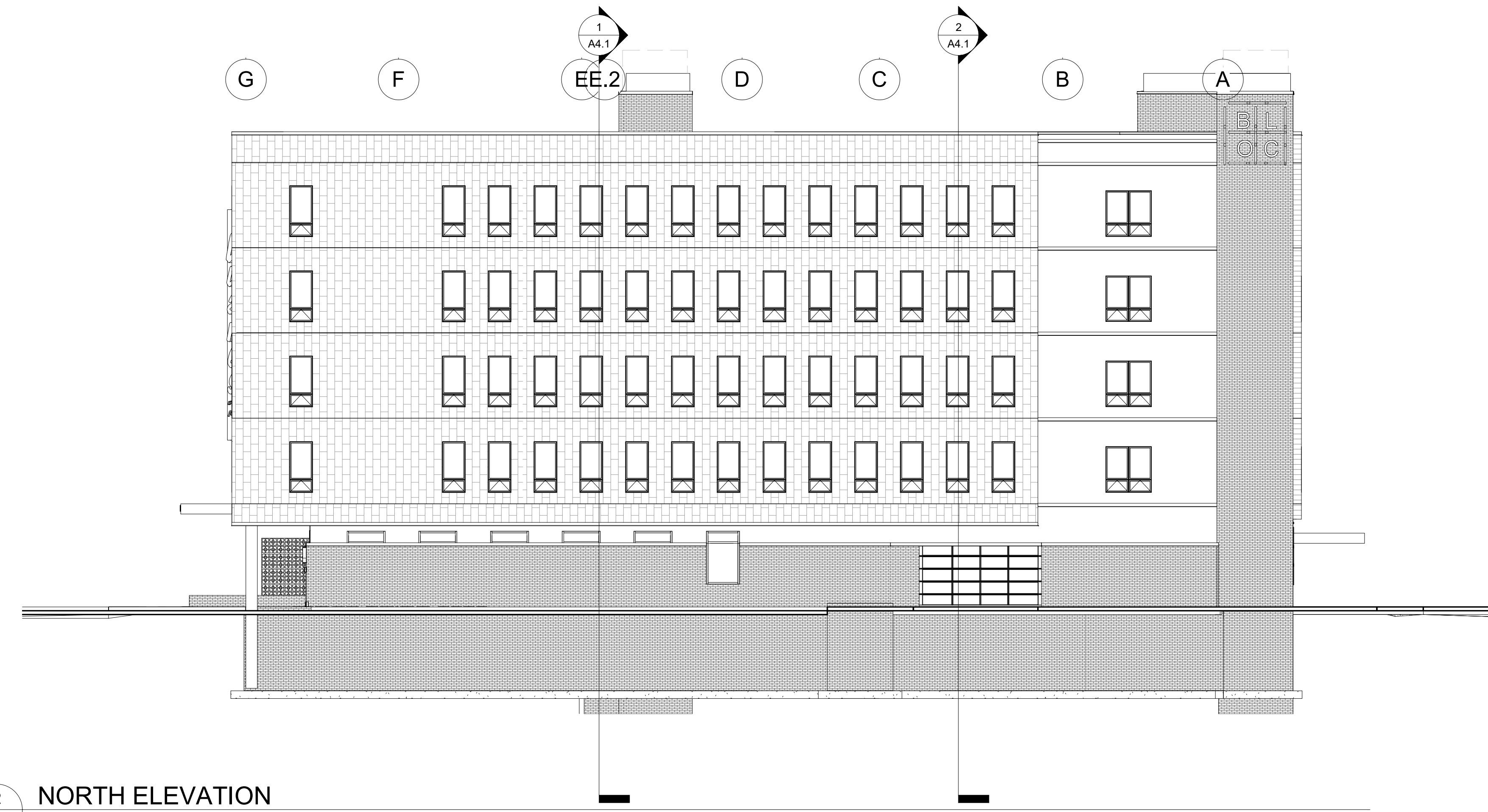
1 SOUTH ELEVATION  
A3.1 3/32" = 1'-0"



2 EAST ELEVATION  
A3.1 3/32" = 1'-0"

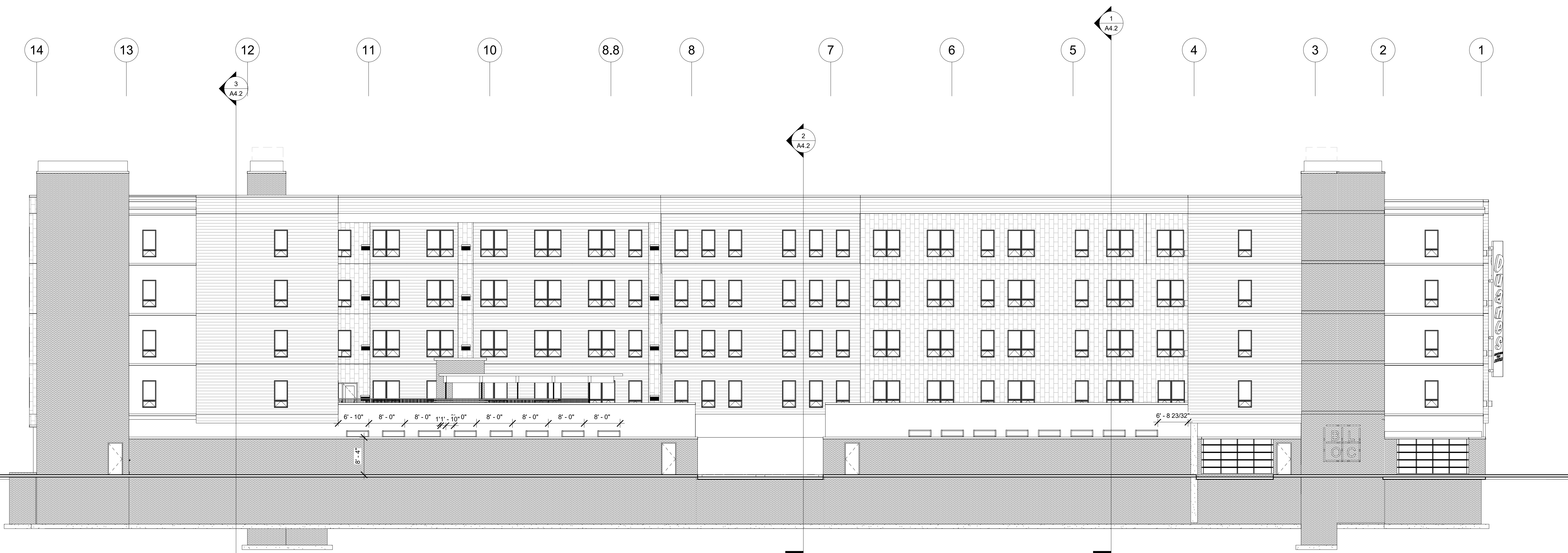
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Project:



**2 NORTH ELEVATION**  
A3.2 3/32" = 1'-0"

- HIGH ROOF 167' - 6"
- ROOF 158' - 2 1/4"
- Level 5 147' - 0 3/8"
- Level 4 135' - 10 1/2"
- Level 3 124' - 8 5/8"
- Level 2 113' - 6"
- Level 1 100' - 0"
- Level P1 89' - 4"



**1 WEST ELEVATION**  
A3.2 3/32" = 1'-0"

- HIGH ROOF 167' - 6"
- ROOF 158' - 2 1/4"
- Level 5 147' - 0 3/8"
- Level 4 135' - 10 1/2"
- Level 3 124' - 8 5/8"
- Level 2 113' - 6"
- Level 1 100' - 0"
- Level P1 89' - 4"

**UNIVERSITY MIXED-USE**  
PLAN REVIEW  
**UNIVERSITY DR.**  
DESIGN DEVELOPMENT

Location:  
University Dr.  
Fargo, ND 58103

Drawn By:  
**MB**

Date:  
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11/14/2022 3:57:49 PM

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Sheet Number:  
**A3.2**





Rendering of proposed development – view from southeast



Rendering of proposed development – view from southwest