



PLANNING AND DEVELOPMENT

200 Third Street North

Fargo, North Dakota 58102

Phone: (701) 241-1474

Fax: (701) 241-1526

E-Mail: planning@cityoffargo.com

www.cityoffargo.com

MEMORANDUM

DATE: April 14, 2017

TO: Community Development Committee

FROM: Dan Mahli,  Community Development Administrator

RE: Community Development Committee Meeting on April 18

The next meeting of the Community Development Committee is Tuesday, April 18 at 3:00 in the City Commission Room at Fargo City Hall. If you are not able to attend, please contact the office at 241-1474. Thank you.

COMMUNITY DEVELOPMENT COMMITTEE
Tuesday, April 18 – 3:00 p.m.
City Commission Room
AGENDA

1. Welcome
2. Approve Minutes
3. Review Storefront Rehab application – 6 12th Street North
4. Update on the Roosevelt/NDSU neighborhood study
5. Other business
6. Adjourn

Community Development Committee meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.cityoffargo.com/streaming. They are rebroadcast each Monday at 10:30 a.m. and Thursday at 2:30 p.m.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Department at 241-1474 or TDD at 241-8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Meeting minutes are available on the City of Fargo website at cityoffargo.com/communitydevelopment.



**COMMUNITY DEVELOPMENT COMMITTEE
MINUTES**

Regular Meeting:

Tuesday:

March 21, 2017:

The Regular Meeting of the Community Development Committee of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 3:00 p.m., Tuesday, March 21, 2017.

The Community Development Committee Members present or absent were as follows:

Present: Commissioner John Strand, Linda Boyd, Linda Klebe, Jan Ulferts Stewart, Lynn Fundingsland, Samantha McDonald, Thomas Hill (United Way), Mike Hahn (Downtown Community Partnership)

Absent: Mayor Tim Mahoney, Bruce Grubb, John Paulsen

Item 1. Welcome

Chairperson Strand welcomed Members to the meeting and introductions were made.

Item 2. Approval of Minutes: Regular Meeting of February 21, 2017

Ms. Boyd moved the minutes of the February 21, 2017 Community Development Committee meeting be approved. Second by Mr. Hahn. All Members present voted aye and the motion was declared carried.

Item 3. Review 2017 Community Development Program Policies

Housing Rehabilitation – Community Development Administrator Dan Mahli gave a brief summary on the City of Fargo Housing Rehabilitation Program, noting the goal of this program is to preserve existing housing stock in the City's older neighborhoods by providing assistance to low and moderate income homeowners.

3:21 p.m. Member McDonald present.

Ms. Boyd moved the Fargo Housing Rehabilitation Program Policy is accepted as presented. Second by Mr. Hill. On call of the roll Members Klebe, Boyd, Ulferts Stewart, McDonald, Hahn, Fundingsland, Hill, and Strand voted aye.

Special Assessment Assistance – Dan Mahli provided a summary of the City of Fargo Special Assessment Assistance Program, noting the goal of this program is to help alleviate the burden that special assessments can place on low and moderate income homeowners while at the same time facilitating the improvement of neighborhood infrastructure. He added homeowners with a household income of less than 60% of the area median income can qualify for some level of assistance, but the existing levels of assistance may need to be reevaluated.

Ms. Ulferts-Stewart moved the Community Development Committee postpone the Fargo Special Assessment Assistance Program Policy and reevaluate it next month.

Second by Ms. Boyd. All Members present voted aye and the motion was declared carried.

Discussion on Snow Removal Assistance, Storefront Rehab/Downtown Projects, and Metropolitan Transportation Initiative program policies was deferred to a future meeting.

Item 4. Update on the Roosevelt/NDSU Neighborhood Study

Assistant Planner Tyrone Grandstrand presented a handout to the Board of various policy issues in neighborhoods and gave a presentation on the policy analysis process. He noted the objective of the Roosevelt/NDSU Neighborhood Study is to take seriously the challenges faced by neighborhoods and citizens and to identify solutions. He reviewed six stages of the policy cycle, which include to 1) verify, define and detail the problem; 2) establish evaluation criteria; 3) identify alternative policies; 4) assess alternative policies; 5) display and distinguish among alternatives; and 6) implement, monitor, and evaluate the policy.

Mr. Grandstrand shared the policy issues and alternatives and engaged a discussion regarding various policy issues and potential alternatives.

Item 5. Other Business


Dan Mahli presented the Community Development Committee with the City's approved 2017 CDBG & HOME budget, as well as a draft letter to Senator John Hoeven, Senator Heitkamp, and Congressman Cramer in support of the federally funded programs. Both programs face elimination or significant reduction in the President's budget. Discussion was held regarding various ways the City can communicate its support for CDBG & HOME, including fact sheets, illustrations, letters, maps, and a video.

Ms. Boyd moved to direct Planning and Communications staff to come up with communication on behalf of the City of Fargo and Community Development Committee to include a written letter and video. Second by Mr. Hill. All Members present voted aye and the motion was declared carried.

Item 6. Adjourn

The time at adjournment was 4:06 p.m.

MEMORANDUM

DATE: April 13, 2017
TO: Community Development Committee
FROM: Dan Mahli,  Community Development Administrator
RE: Storefront Rehab – 6 12th Street North

The stable building at 6 12th Street North is being considered for CDBG Storefront Rehab funding. The intent of Fargo's Storefront Rehab/Downtown Project program is to renovate deteriorated properties and eliminate blighted conditions in the downtown area. Interested property owners may apply for a 50% matching grant, up to \$15,000 per facade, which can be used for the rehabilitation of building exteriors, to demolish blighted properties, or to make other exterior above-grade improvements. The Community Development Committee and Historic Preservation Commission review applications and recommend to the City Commission.

6 12th Street N

6 12th Street N was built sometime between 1905 to 1910. The proposed use of federal funding is for façade renovation. Over time, the building has experienced deterioration. The eligible components of the storefront renovation include:

- Remove and replace siding
- Replace windows and doors

The amount requested is \$45,000 of the total \$100,000 for the façade renovation. The recommendation is approve \$15,000 in matching grant. The application is attached. If you would like more information, please let me know.

Recommended Action: Recommend approval of the Community Development Block Grant Storefront Rehab at 6 12th Street North.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
Name	Ethan Hennings		
Address	6 12th ST N Fargo ND 58102; PO BOX 688 Fargo ND 58107		
Phone	7012007445	Fax	
E-mail	wildterraciderandbrewing@gmail.com		
Property Address	6 12th ST N Fargo ND 58102		
Applicant Name & DUNS number	Hammer INC		080554493
Architect/Firm	T L Stroh		
Property Owner	DFI 1213 NP LLC		
Mailing Address	210 Broadway, Suite 300, Fargo, ND 58102		

Description of Property	ROBERTS 2 ND , Block 42 & W 115 of Lot 1 Block 45		
<input type="checkbox"/> Current Commercial Tenants			
Business Name	Business Owner	Address	Current sq. ft. occupied
Wild Terra	Wild Terra Cider and Brewing Company LLC	6 12th ST N Fargo ND 58102	4040
<input type="checkbox"/> Current Residential Tenants			
	# occupied	# vacant	
Tenant Name	Unit #	Mailing Address	
N/A	N/A	N/A	



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Building History

According to Sanborn Maps, the property was used by Haggart Construction Co. in the early 20th century as a building material yard. The stable house, located in the northeast corner of the lot, was constructed sometime between 1905-1910. It is believed that the stable housed the horses used by the construction company to haul materials from their yard to their construction sites. It is believed this is one of a few, if not the only, remaining original stables located in the downtown area.

In 1950, the current masonry building adjacent to the stable was constructed by the Branick Manufacturing Company and connects to the west side of the stable. Building permits show the stable was remodeled in 1973 for use as a studio and in 1989 for use as an office.

Total Cost of façade renovation	100,000	Amount of CDBG Funding Requested	45,000
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Is the exterior renovation part of a larger project?

- Yes No, the exterior rehab is the only work I am doing

If yes, please describe comprehensive project.

The stable is two stories, approximately 2,000 SF per floor and is built slab on grade. When the building was purchased in 2015 it had transite siding, which has since been removed to expose what is believed to be the original siding. As this was originally constructed as a stable, the building lacks modern systems (plumbing, HVAC, electrical) insulation, weather tight windows, etc. The unique interior space is result of the large volume created by the gable/hip roof and the exposed original framing and sheathing.

The renovation of the project will add modern systems (complete new electrical system, new plumbing) bathrooms, new roof, new windows and doors, and foundation reinforcement.

The building's lack of any insulation creates a unique design challenge. Typically, the insulation would be added to interior stud bays and covered with a sheetrock interior. The underside of the roof would be insulated as well and a sheetrock ceiling would be installed to bottom side of the rafters. If this approach was used, the original framing would all be covered and the much of the historic charm of the space would be lost. As an alternative, we intend to remove the original asphalt shingles provide rigid insulation on the existing wood decking and install a new standing seam metal roof. The existing exterior bearing walls will be insulated and re-sheathed with OSB for structural integrity along with applying a new lap



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

siding that will mimic the original wood barn siding. This will allow the original materials on the ceiling to remain exposed and the interior walls will be covered with the original barn wood siding to retain the history and character.

The final use of the building will house a hard cider production and taproom serving house cider, regional and non domestic ciders, wine, mead, beer and small plates will be served. Seating will be on both floors.

Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)

When the building was purchased in 2015 it had transite siding, which has since been removed to expose what is believed to be the original siding. The original siding is quite weathered and damaged from being covered. The roof has is covered with asphalt shingles. The original windows, many broken or missing, have been covered with plywood for security.

Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2).

The building will be completely renovated to convert it from a space used for cold storage to a building with modern systems and facilities. The building will receive a new roof, windows, doors, insulations, and new siding. A modern HVAC system, plumbing, electrical, and lighting will be installed in the interior and it will be fit-up for commercial use.

How will proposed project affect the historic character of the property?

The historic nature of the barn-like structure derives much of its character from its form and essence which can be seen through the large volumes of interior space and exposed roof framing. By insulating the exterior bearing walls and roof assemblies, the large volumes of space and exposed framing maintain their current state and retain the historic nature. The exterior building facades will be updated to mimic much of the original essence of the barn-like structure through the use of new lap siding, windows, doors, and a standing side seam metal roof. The introduction of these new materials in conjunction with the exposed rafter tails and lap siding blends together the modern exterior design with the historic nature of the original barn-like structure..



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

How will your project complement downtown redevelopment efforts?

This project will create a new activity generating business in a building that has long sat vacant. The Renovation of the exterior will also improve the streetscape. The project will contribute to Fargo's Renaissance Zone vision of economic vitality and also the goal of the storefront grants to remove downtown blight.

ATTACHMENT 1: PHOTOS

Photo showing the transit siding covering the original siding



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Current photos showing the building with original siding exposed.





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION





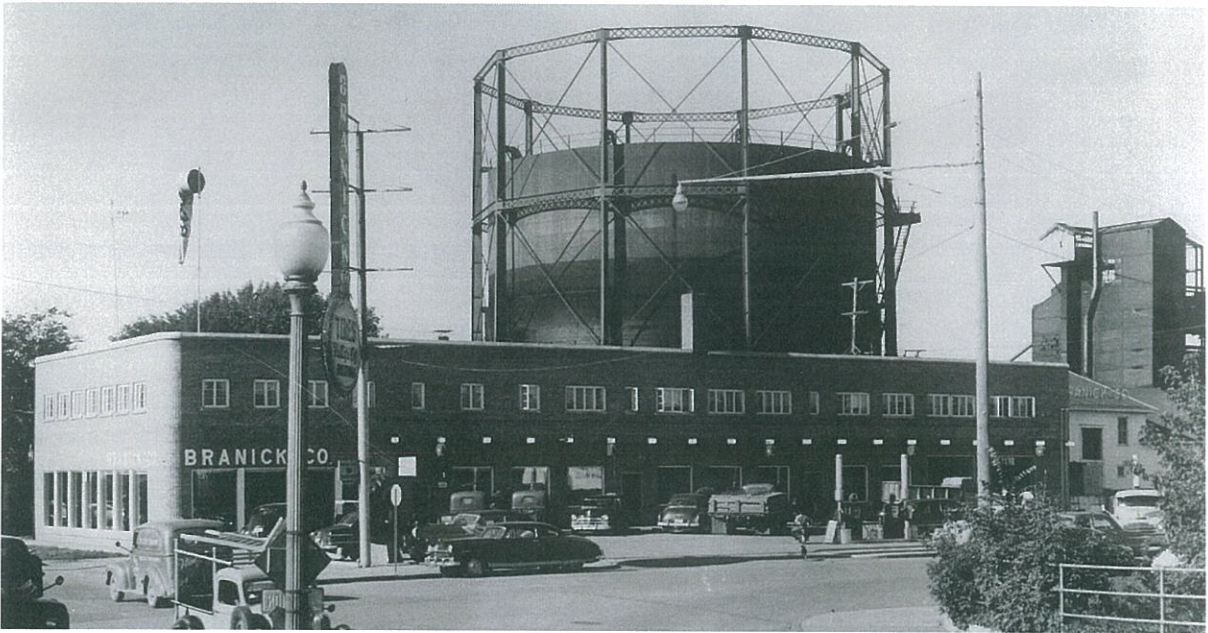
STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



South Façade (1950 – 1957)



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



South Façade (1962 - 1970)



South East Corner (1950 - 1957)



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



South East Corner (1950 – 1957)



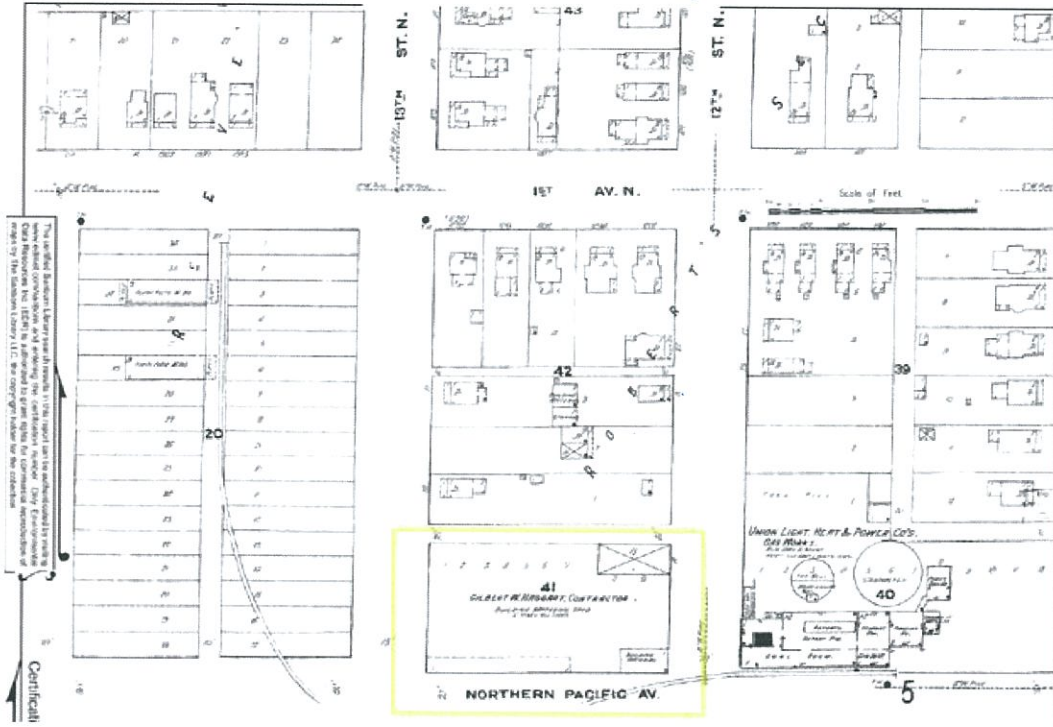
STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

1910 Certified Sanborn Map



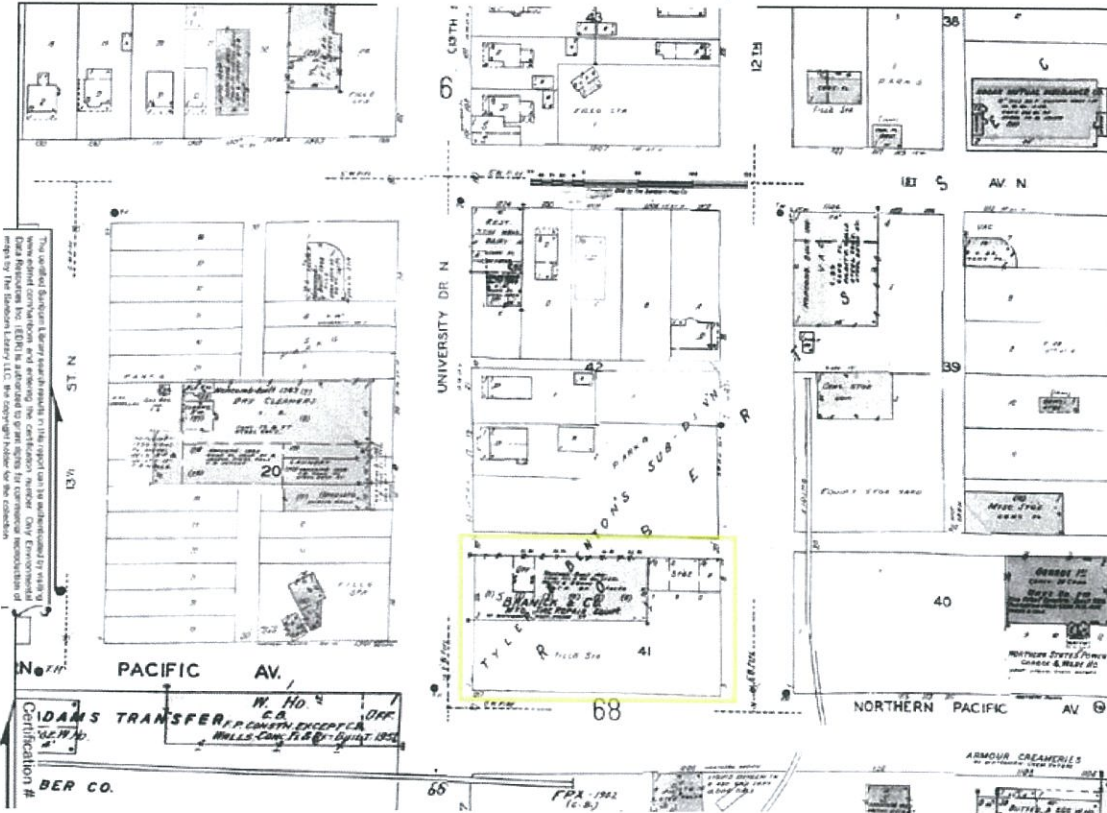
The United States Sanborn Fire Insurance Maps are published by the Sanborn Fire Insurance Map Company, Inc., 1110 North 1st Street, Fargo, N.D. 58102. The maps are published by the Sanborn Fire Insurance Map Company, Inc., 1110 North 1st Street, Fargo, N.D. 58102. The maps are published by the Sanborn Fire Insurance Map Company, Inc., 1110 North 1st Street, Fargo, N.D. 58102.

Certified



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

1963 Certified Sanborn Map





**STOREFRONT REHAB &
DOWNTOWN PROJECT APPLICATION**

**ATTACHMENT 2: DRAWINGS
PRE & POST**



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MEMORANDUM

DATE: April 18, 2017

TO: Community Development Committee

FROM: Tyrone Grandstrand^{TC}, Community Development

RE: Roosevelt Neighborhood Research

At the previous Community Development Committee, we began a discussion of the preliminary outline of the challenges and potential solutions. At this meeting, we will wrap up the discussion. We are looking for feedback and guidance on:

1. The clarity of the problem statements
2. The completeness of the set of problem statements (are all the issue areas being captured)
3. Additional alternatives (potential solutions) that you wish to see evaluated

Attached are some maps as well as an outline of all the issue areas we have identified, and some of the alternatives that we are considering presently. Also attached are two maps that show the change over time of housing tenure (rental vs. ownership).

Our time will be somewhat limited, so I want to ask that we try to keep the discussion as focused as possible. We will go through each of the policy issue areas one at a time to get feedback, and there will be time at the end in order to get some more general thoughts. If we run out, we will make time to meet with committee members one-on-one, we want to make sure everyone has a chance to give their best feedback and guidance through this process.



Roosevelt Neighborhood Study Activities to Date:

1. Interviews of residents, stakeholders, and professionals

1.	Lynn Fundingsland	Fargo Housing Authority ED, CD Committee
2.	Troy Larson	Neighborhood Resident
3.	Martha Berryhill	Neighborhood Resident
4.	Amy Rand	Neighborhood Resident
5.	Ken Enockson	Neighborhood Resident
6.	Dr. Jeff Schatz	Fargo Public School District Superintendent
7.	Linda Boyd	CD Committee, Fargo Public School Board
8.	Jay Miller	Neighborhood Resident
9.	Greg Tehven	Neighborhood Resident
10.	Seth Holden	Neighborhood Resident
11.	Nicole Holden	Neighborhood Resident
12.	Jim Laskowitz	Neighborhood Resident, Neighborhood Coalition
13.	Malini Srivastava	NDSU Assistant Professor, Architecture
14.	James Van Raden	Neighborhood Resident
15.	Dawn Morgan	Neighborhood Coalition
16.	John Gunkelman	Fargo Planning Commission
17.	Donovan Larson	Neighborhood Resident
18.	Dr. Dean Bresciani	North Dakota State University President
19.	Shara Fischer	Fargo Planning Commission
20.	Kelley Steffes	Fargo Planning Commission
21.	Joe Burgum	Folkways, Neighborhood Coalition
22.	Brad Carcia	Neighborhood Resident
23.	John Strand	Fargo City Commission, CD Committee
24.	Jan Ulferts Stewart	Fargo Planning Commission, CD Committee
25.	Kay Schwartzwalter	Neighborhood Coalition

2. Community and City Meetings

- a. Jefferson Neighborhood Meeting
- b. Neighborhood Coalition Meeting
- c. Planning Staff Meeting
- d. Community Development Staff Meeting
- e. Community Development Committee
- f. Fargo Planning Commission

3. Conducted Research Review

- a. Impacts of homeownership vs. renting
- b. Preliminary research on 41 alternatives
- c. Reviewed five neighborhood plans and updates

Policy Issues and Alternatives

Policy Issue #1: Cycle of disinvestment and process of blight

Alternatives:

- Code Enforcement
- Rental Registry
- Enhanced NRI
- Community Land Trust
- Land Bank
- Neighborhood Improvements
 - Street Lighting
 - Complete Streets
 - Parks planning/improvements
 - Stronger Tree Policy
- Redesign Development Incentives
 - Ensure disinvestment of single family homes/lower density areas isn't an unintended consequence of incentive or planning policies
- Land use/zoning/LDC/PUD perverse incentives
- *Related Policy Issue - Lack of Income/Disposable Income*

Policy Issue #2: Public Input/consultation & Communication

Alternatives:

- Expanding distance requirement for notifications of projects/zoning changes
- Develop a clear process for public input on projects, code changes, and general feedback
- Develop a process for critiquing architecture
- Optional standards
- Architectural Review
- Regular Public input sessions to critique process and goals of planning
- Registered Neighborhood Organizations
- Funding, required notification, communication

Policy Issue #3: Income/Disposable Income

Alternatives:

- Increase minimum wage
- Economic Development efforts
- Student/medical/other debt
- Low interest refinancing program
- Underlying issues (stagnant wages, health and education expense growth outpacing inflation and wage growth)

Policy Issue #4: Maintain Affordability in Roosevelt (Housing, Transportation, Utilities)

Alternatives:

- Community Land Trust
- Weatherization Programs
- Improve Public Transportation
- Improved walkability (able to do most or all things on foot)
- Additional housing development
- Net metering
- Higher energy standards
- Optional Energy standards
- Social Pressure
- Incentives

Policy Issue #5: Predictable Change in Core Neighborhoods and Transition Between the Neighborhoods and a Growing Downtown

Alternatives:

- Form Based Code
- Dynamic Zoning
- Community Land Trust
- Design Standards
 - Mandated
 - Optional with incentives
- Social Pressure
- Incentives

Policy Issue #6: Implementation of Go 2030, and consistency between Go 2030, Land-use, and Zoning

Alternatives:

- Updates to Land-use and zoning policy

Policy Issue #7: Nuisance Activities/Conflict between College Students and other Residents

Alternatives:

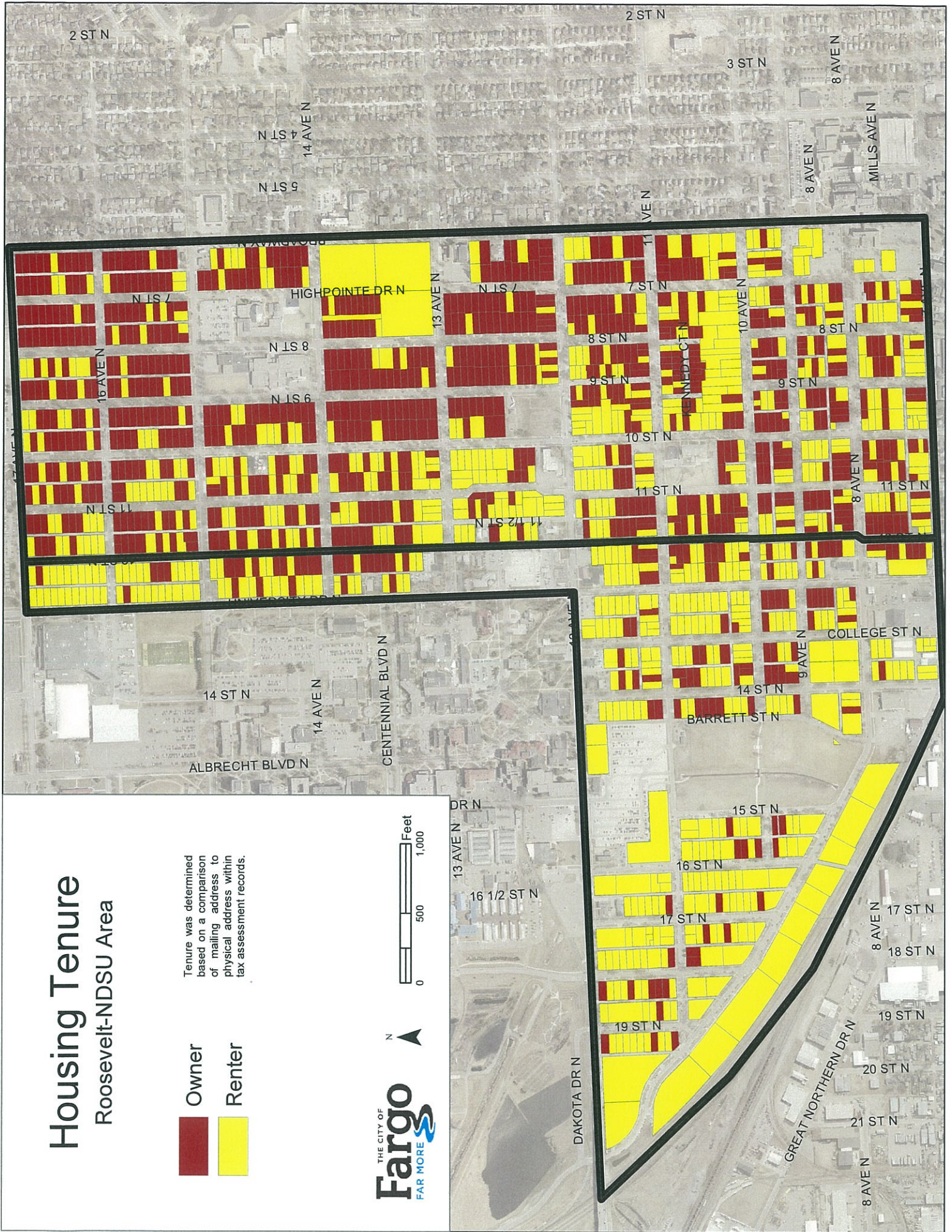
- Engagement between City and Neighbors – mediation/problem solving skills
- Engagement with NDSU and Students by City and/or Roosevelt Neighborhood Association
- Community Policing
- Walking beats, especially during times of higher activity
- De-escalation/relationship building
- Design thinking
 - Why are conflicts between neighbors emerging? How could better neighborhood design help

Housing Tenure

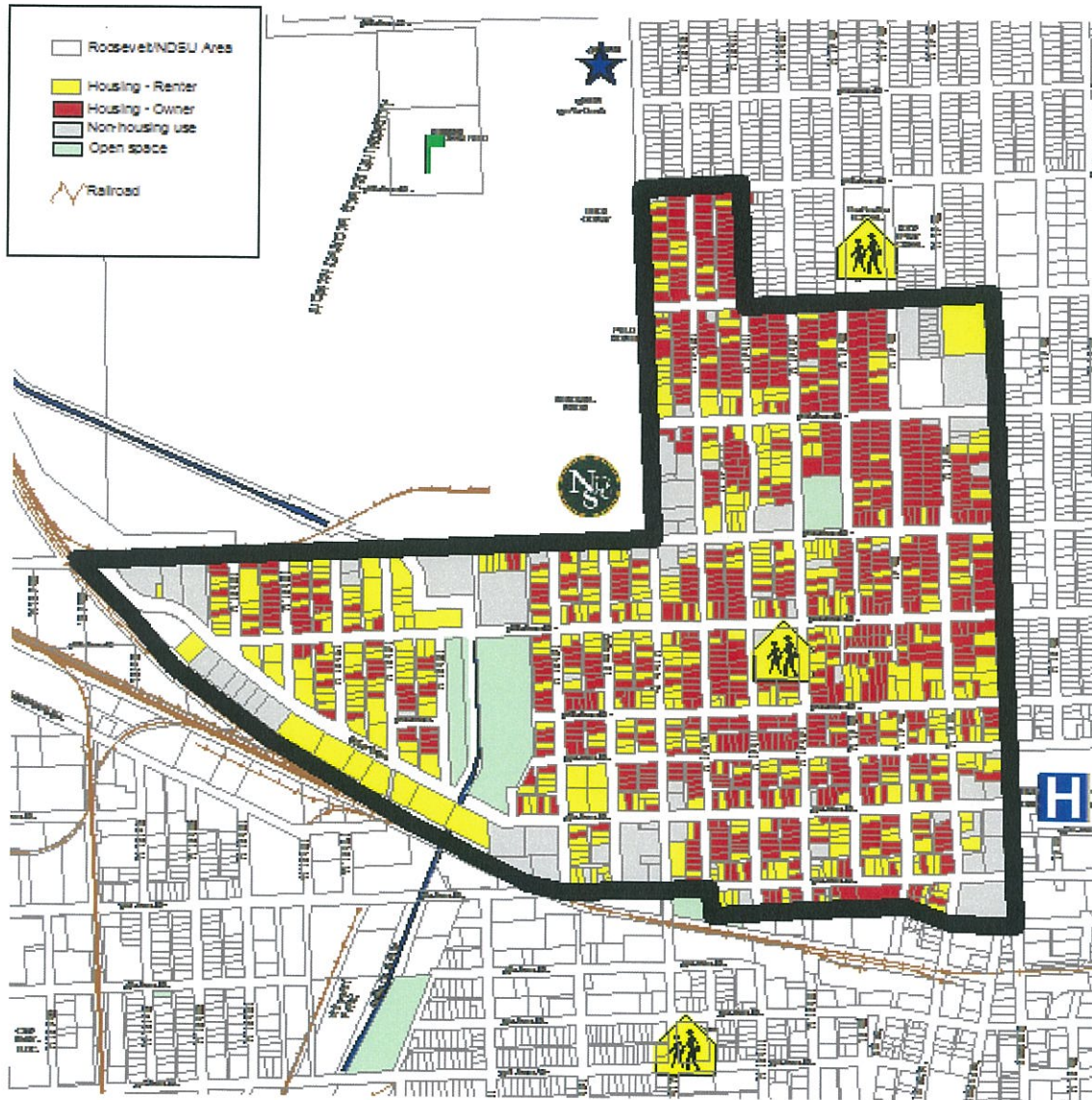
Roosevelt-NDSU Area



Tenure was determined based on a comparison of mailing address to physical address within tax assessment records.



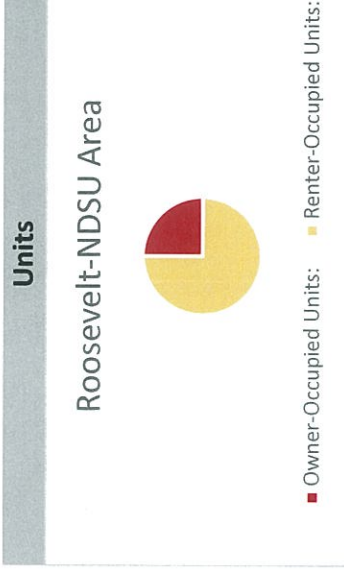
Roosevelt/NDSU Neighborhood Rent-Own Tenure Map – 2004



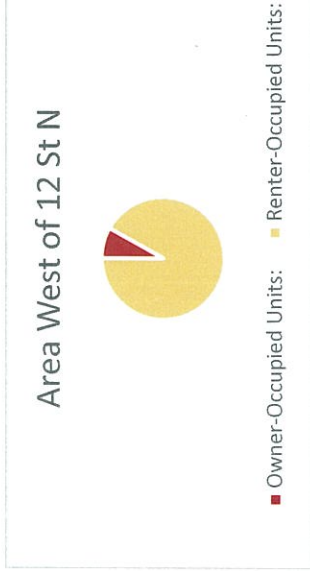
Housing Tenure

Roosevelt-NDSU Area

Roosevelt-NDSU Area			
Owner-Occupied Units:	881	25%	
Renter-Occupied Units:	2625	75%	
Total Units:	3506		
Owner-Occupied Parcels:	881	52%	
Renter-Occupied Parcels:	814	48%	
Total Parcels:	1695		



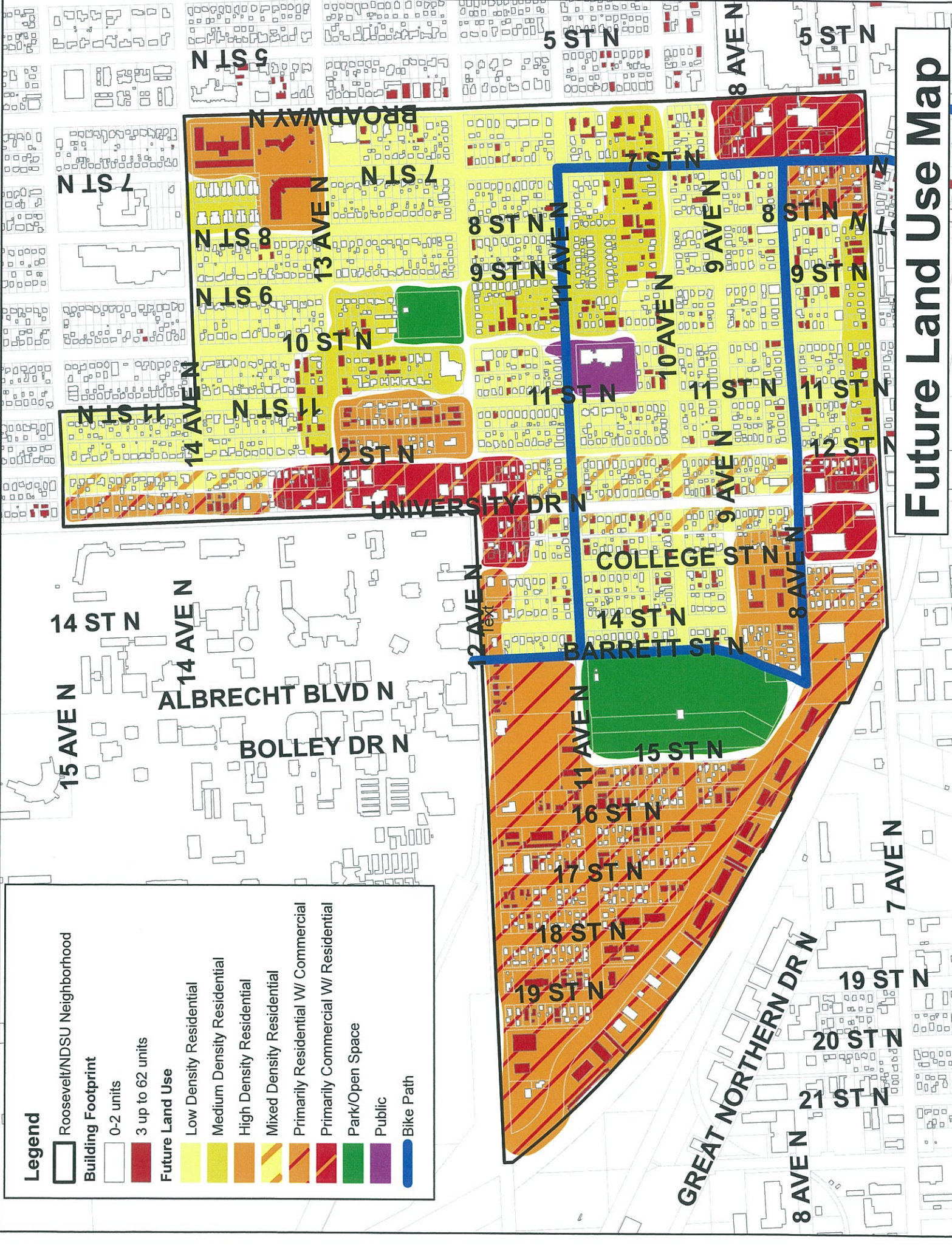
West of 12th St			
Owner-Occupied Units:	130	8%	
Renter-Occupied Units:	1481	92%	
Total Units:	1611		
Owner-Occupied Parcels:	130	27%	
Renter-Occupied Parcels:	352	73%	
Total Parcels:	482		



East of 12th St			
Owner-Occupied Units:	751	40%	
Renter-Occupied Units:	1144	60%	
Total Units:	1895		
Owner-Occupied Parcels:	751	62%	
Renter-Occupied Parcels:	462	38%	
Total Parcels:	1213		



Future Land Use Map



Legend

- Roosevelt/NDSU Neighborhood
- Building Footprint**
- 0-2 units
- 3 up to 62 units
- Future Land Use**
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Density Residential
- Primarily Residential W/ Commercial
- Primarily Commercial W/ Residential
- Park/Open Space
- Public
- Bike Path