

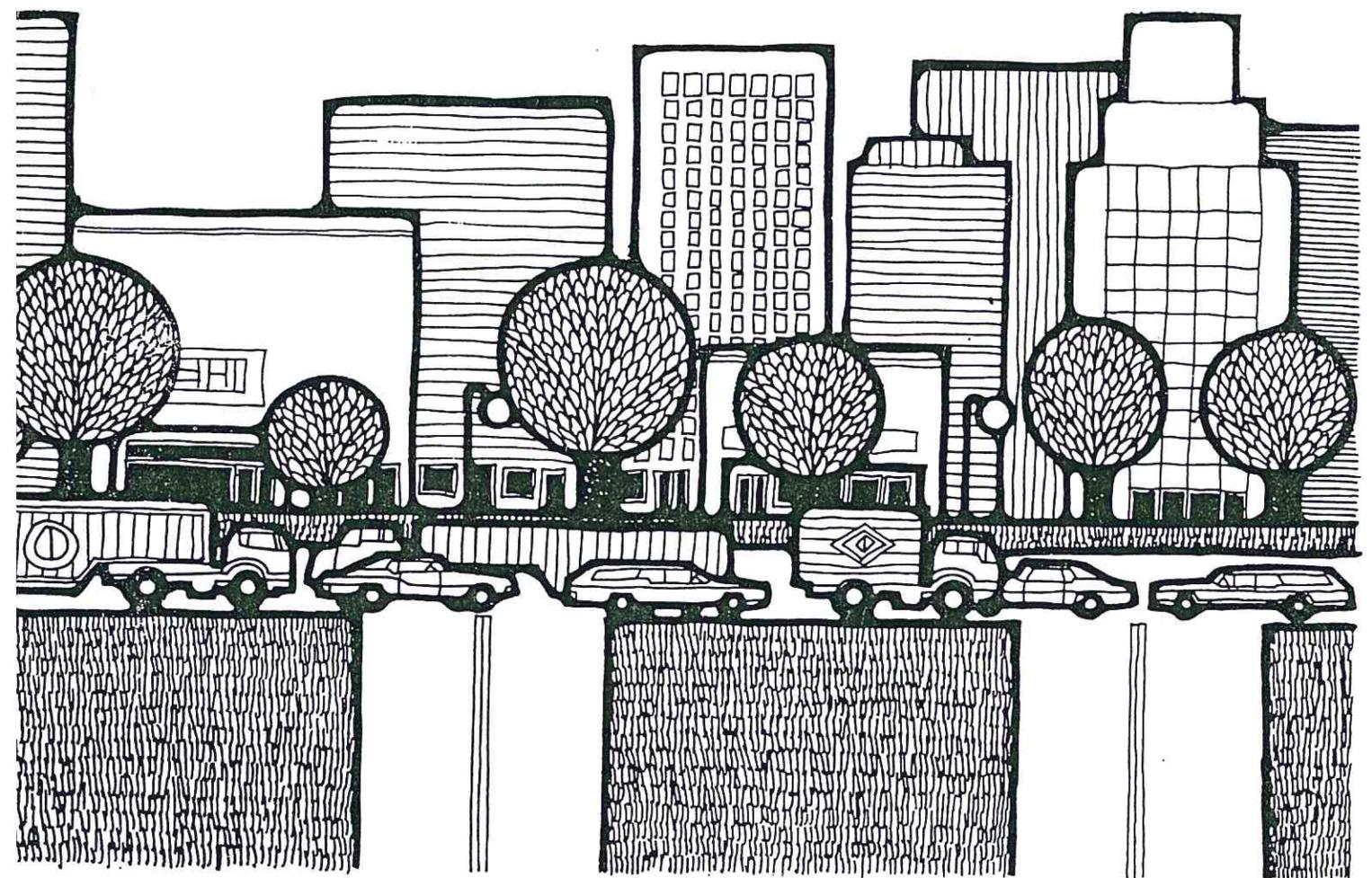
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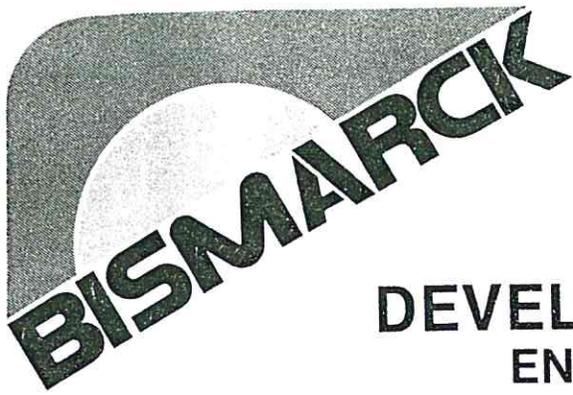
City of Bismarck

for the

Enhancement of the Central Business District

from the Enhancement
Committee of the
Bismarck Development
Association. 1980





DEVELOPMENT ASSOCIATION ENHANCEMENT COMMITTEE

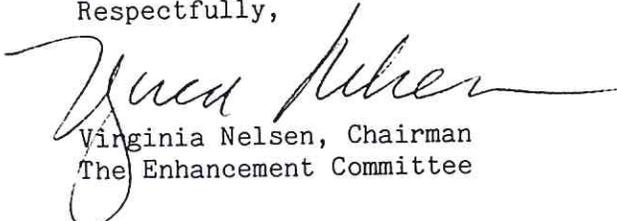
TO THE BISMARCK CITY COMMISSIONERS:

The Enhancement Committee respectfully submits this proposal for your consideration and approval.

We are confident that this proposal reflects the wishes of the business, professional and working community in our Downtown area.

Thank you for considering our proposal.

Respectfully,



Virginia Nelsen, Chairman
The Enhancement Committee

Russ Staiger
Development Association
Executive Director
Box 2615
701-222-5530

Bismarck, North Dakota 58501

Virginia Nelsen
Enhancement Committee
Chairman
112 N. 5th Street
701-258-1095

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THE FUNCTION AND PURPOSE OF THE ENHANCEMENT COMMITTEE
OF THE BISMARCK DEVELOPMENT ASSOCIATION

The Enhancement Committee was formed as one of five committees to direct attention to the problems of the Central Business District by the Bismarck Development Association.

The committee was organized and started its discussions and research in August of 1980. The committee surveyed its goals and objectives as outlined by the Bismarck Development Association.

THE GOALS AND OBJECTIVES OF THE ENHANCEMENT COMMITTEE:

1. Identification and examination of existing city sign ordinances.
2. Statement of the existing enhancement (beautification) needs in the downtown area. This should include a listing of specific requirements.
3. Develop recommended sign standards.
4. Develop recommended landscaping standards.
5. Develop a program to encourage business owners and property owners to maintain the physical condition (both exterior and interior) in a manner that will assist in maintaining an attractive shopping and working atmosphere in the downtown area.
6. Recommend a proposed standard of upgrading exteriors that would be followed by all property owners so that future store renovations would be compatible.
7. Develop a process for involving store owners and/or property owners in a self-motivating enhancement program.
8. Recommend specific actions which would eliminate unsightly conditions, i.e., utility systems, dirty sidewalks, etc.
9. Develop recommended minimum architectural standard which should be followed in new construction.
10. Develop a recommended policy for a continuing enhancement program in the downtown area.
11. Conduct committee meetings as frequently as necessary to carry out the committee assignment.
12. Provide written recommendations to the Association for action.

The Enhancement Committee feels that this proposal is directly related to the expressed goals of their committee. We have spent many hours in consultation and discussion and research.

The Enhancement Committee feels that its membership, which is made up of a broad cross-section of merchants, bankers, architects, professionals and property owners in the Downtown area, can express their recommendations in the full confidence that we represent a consensus of opinion from the Downtown area and from people city-wide who are concerned about the plight of the Downtown area.

The Enhancement Committee has asked for expressions of support from various individuals and groups who are concerned about the downtown area. Their letters mirror our thoughts on the drastic need for improvements in the Central Business District.

We, as members of the Enhancement Committee of the Bismarck Development Association, fully agree and firmly believe that this proposal represents a tremendous need for Downtown Bismarck.

Virginia Nelsen, Chairman, Yes, Virginia
Russ Staiger, Advisor, Executive Director of Bismarck Development Assn.
Jim Hawley, Executive, Meyer Broadcasting
Katherine Satrom, Satrom Travel and Tour
Bob Saueressig, Candee-Saueressig Marketing and Advertising
Ted Kempf, Knowles Jewelry
Ray Grabar, OMF
Byron and Lorraine Anderson, Murphy Insurance and Anderson State Furs
Dan Mayer, Holiday Inn
Mary Elle Hunter, Holiday Inn
Bower Rudrud, Rudrud Studio
Bill Daniels, Lahr and Lahr, Inc.
Evelyn and Walt Neuens, Neuens Western Wear
Dick Aide, Aide and Associates
John Craven, Finney Drug
Chuck Mitchel, Dakota Northwestern Bank
Ron Keeley, State Bank of Burleigh County
Leo Gustin, Accountant
Al Kosir, Architect
Warren Tvenge, Tvenge-Larson Architects and Planners
Robert Therrien, Design Directions

NEEDS AND PROBLEMS OF THE CENTRAL BUSINESS DISTRICT
OF BISMARCK, NORTH DAKOTA

The following is a statement of the problems in the Central Business District as seen by members of the Enhancement Committee and the public in general:

1. The Downtown Central Business District is the oldest part of Bismarck. It has paid the highest taxes for the longest period of time and is now the most neglected and depressed part of the community. It is time that Downtown Bismarck receive our full attention and consideration.
2. The city of Bismarck is an important community in North Dakota and Downtown is the center, the heart of that community. Bismarck is the capital of the state, the Burleigh County seat and the fastest growing medical center in the western half of the state. It is the retail center for a 200 mile radius, it is the financial center of the area, and it is the convention center of the state of North Dakota. Bismarck is an important community; Downtown Bismarck plays an important part in that image.
3. Downtown Bismarck is the working home of over 9,600 people. People spend more time in their working environments than in their own homes. Therefore, Downtown should be as appealing and comfortable for those individuals as possible.
4. The community as a whole is embarrassed and sad that the Downtown area has become old and uncared for. Civic pride demands that we "enhance" the area and restore the community's pride in the heart of its city.
5. A once attractive human city has evolved into an area catering to the needs of the motor vehicle--not the pedestrian. We need to re-humanize the Downtown area. Street lights, once 12 feet high in the center, now tower into the clouds to direct the cars through the streets at night. Streets and sidewalks are barren and cold, winds rush through them making the areas harsh and uncomfortable. Broken up sidewalks and unpredictable railroad traffic make it hard to walk between the two shopping areas on Third and Fifth streets. One is most comfortable in Downtown in a car, looking impatiently for a parking space so you won't have to walk very far in this uncomfortable environment.
6. Bismarck is the leading convention center of North Dakota. The Civic Center is in the middle of the transitional area between Kirkwood and Downtown. Visitors see our city in mixed terms--new shopping areas like Kirkwood, next to old warehouses and crumbling sidewalks and unsightly railroad crossings. This transitional area needs enhancement. It needs to become an avenue that invites pedestrian traffic between the two areas, is pleasing to the newcomer and is a source of civic pride to its community.

7. We must preserve the economic viability of the Downtown area. The environment of Downtown must be improved in order to present a positive image to anyone considering making Downtown a location for a business or professional office. We cannot ask private monies to do the work that should be done by the community as a whole. Downtown must be cleaned and spruced up in order to be an acceptable alternative for a business and/or professional location.
8. The enhancement of the Central Business District will help restore the tax base that this area once supported. Development in the Downtown area will be directly related to the "prosperous" image that it is able to portray to those interested in becoming part of the Downtown.
9. The Chancellor Square project was the initial step in Downtown enhancement. It was a good project, but it was not meant to be the final effort in the Downtown area. This proposed project is a continuation of the development in Chancellor Square.
10. All economic development is relative to the Downtown area. All developers relate their projects to the relative proximity to "downtown." All motels, airports, city services, banks, medical facilities locate themselves in relation to Downtown. Downtown is the focal point in any community. It is the mirror of the economic strength of a community. Therefore, Downtown must remain a strong focal point for these developers and community members. It must instill confidence and pride. It must give support to these other economic forces in the community.
11. Downtown in its present condition does not accurately reflect the economic strength of the city of Bismarck. Downtown is seen as dead or at least dying. The heart of Bismarck needs rejuvenation to support the true physical fitness of the rest of the city.
12. A planned enhancement of the Central Business District is needed to make Downtown a cohesive and identifiable area. A planned renovation will eliminate random development by private individuals. This will eliminate unsightly or inappropriate changes in the Downtown area.
13. The general consensus of the Enhancement Committee is: if you create a pleasant and comfortable environment in Downtown, if you make it easy for pedestrians to see Downtown, and if you create a safe and interesting city scape in the daytime hours and in the evening hours, you will then bring business to Downtown because Downtown is an interesting and pleasant place to be. Business is attracted to areas that people are attracted to. The enhancement of the area will provide a comfortable environment, the people will provide the support and private business will then demand to be a part of that exciting and interesting area of Bismarck.
14. Now is the time for this project. The needs are evident. The community sees the needs. Civic pride and common sense demands a solution. Today is the day to begin that project.

THE CENTRAL BUSINESS DISTRICT

AREA DEFINED

The Central Business District for the purposes of this proposal shall be defined as: the east side of Second Street, east to the west side of Ninth Street, and from the south side of Rosser to the north side of Front Street.

THE PROPOSAL

The Enhancement Committee of the Bismarck Development Association proposes the following "enhancement" to be executed in the Central Business District of Bismarck.

The monies for the project are to be the Federal Block Grant monies allotted to the city of Bismarck for urban redevelopment, redevelopment in slum and blighted areas and which can be used for specific projects in a deteriorating city center as proposed below.

PLANTERS, TREES AND SHRUBS

The committee proposes the planting of trees, shrubs and bushes in permanent sidewalk planters with maintenance costs included for a one year period.

PEDESTRIAN SHELTERS ON THIRD AND FIFTH STREETS

The committee proposes four plexiglass shelters to be placed on either side of the railroad tracks on Third Street and on Fifth Street. This would provide for the safety and comfort of pedestrian traffic on Third and Fifth between Downtown, the Civic Center, parking facilities and Kirkwood Mall.

LOW LEVEL PEDESTRIAN LIGHTING

The committee proposes low level pedestrian lighting in the Central Business District that would be decorative, functional and aesthetically appealing. The lights should be no more than 12' high.

STREET FURNITURE

The committee proposes street furniture in the form of benches to be placed on all blocks in the defined area. These will provide for the comfort and convenience of pedestrians in the area and as a future stop for people waiting for bus service in the Central Business District.

PROJECTED COSTS FOR PROPOSAL

PLANTERS AND GREENING

It has been determined that living vegetation in the form of plants and trees is a very necessary human element for the survival of the Downtown Business District. Our objective is to provide trees and shrubs in the Downtown area. Using a typical block, it has been determined that a street to tree ratio of 10% would be most appealing.

We will be covering a 14 full block area and a 7 half block area. With tree costs varying from \$12 to \$400 each, depending on the species and size, we arrived at a projection of about 6 trees per side of a block-- 2 balled and burlapped (smaller 3' to 4' high) and four mature trees (12' to 16' high) as well as including small shrubs and planting costs. The costs below are projected by a per block cost:

Planting Cost Breakdown				
Average cost of	<u>Block Cost</u>	<u>14 Blocks</u>	<u>7 Half-Blocks</u>	<u>Total</u>
Trees, shrubs, and labor to plant	\$1,500 per block	\$21,000	\$ 9,000	\$30,000
-Maintenance per year	1,056 per block	14,784	7,391	22,175 -
Planters	3,320 per block	46,480	23,240	69,720
TOTALS	\$5,876 per block	\$82,264	\$39,631	\$121,895

The above figures are based upon commercial landscapers' estimates and estimates from the City Forestry Department. Costs were averaged and generous estimates were given. Commercial estimates include guarantees of tree and shrub survival.

The planter costs are based upon an average of figures received from the Forestry Department and from planters recently done in the Downtown area by private property owners. Costs include opening sidewalks for in-the-ground plantings, surrounding plantings with low raised curb protection and replacing any disturbed sidewalk areas.

These figures represent a more than adequate budget for these costs, as they include the cost for the entire area defined; however, in this area there are approximately 3 full blocks which have already been greened. This allows some budgetary freedom and will provide some margin of error in projecting the costs.

LOW LEVEL PEDESTRIAN STREET LIGHTING

The existing street lighting system has been planned and designed for the advantage of the motorist and to meet with Federal Highway specifications. These towering lights are not appealing and do not relate to pedestrians, nor do they illuminate the character of the community. The existing lighting system is strictly functional, sterile and designed totally for the benefit of the motorist.

To enhance the Downtown Business District, it will be necessary to add additional pedestrian lighting that will express the character of the community and create a decorative, aesthetic light system on a human scale.

Our committee has determined in order to achieve the effect desired, it will be necessary to provide 14 low level lights per block. These lights should be at a scale of no more than 12' high. It has been suggested that they visually reflect the Germanic-European heritage of the community, or be reminiscent of the street lighting that existed on Bismarck Downtown streets in the 1930's. (See photograph page 14.)

Lighting Cost Breakdown

	<u>Unit Price</u>	<u>1 Block</u>	<u>14 Block</u>	<u>7 Half Block</u>	<u>Total</u>
Material Cost	\$250	\$3,500	\$49,000	\$28,500	\$ 77,500
Labor Cost	250	3,500	49,000	28,500	77,500
TOTALS	\$500	\$7,000	\$98,000	\$57,000	\$155,000

SHELTERS

PEDESTRIAN SHELTERS FOR EITHER SIDE OF RAILROAD CROSSINGS AT 3RD AND 5TH STREETS

The Enhancement Committee has determined that in order to encourage pedestrian traffic between the two major shopping centers in Bismarck, the Downtown area and Kirkwood Plaza, and in order to encourage the use of parking facilities in the Civic Center and Front Street area for employees in the Central Business District, it is necessary to provide a shelter on either side of the railroad tracks on Third and Fifth Streets.

One of the major elements of visual and physical separation of the two major shopping areas is the railroad system that bisects the city. Continued increased traffic by the railroad, because of coal development in the western part of the state, will make it more and more difficult for pedestrians to walk between the two shopping areas, or use the reasonable parking facilities in the Civic Center area.

These shelters would be made of plexiglass to insure the protection of the individuals from wind and storms. Plexiglass shelters will also be harder to vandalize, as anyone in the shelters will be totally visible to pedestrian and vehicle traffic.

These shelters might also be prototypes for similar shelters in other areas of the city for any bus system that the city might create in the near future.

Shelter Cost Breakdown

	<u>Per Unit</u>	<u>Four Units</u>	<u>Total Cost</u>
Shelter Cost	\$6,500	\$26,000	\$26,000
Labor Cost	1,500	6,000	6,000
TOTALS	\$8,000	\$32,000	\$32,000

We also recommend that the city repair sidewalks on the Third and Fifth Street corridor in order to further encourage pedestrian traffic. These repairs should be the highest priority on repair lists for 1981.

STREET FURNITURE

Street furniture, benches, will be necessary in the Central Business District in order to provide for the convenience and comfort of the pedestrian.

Street furniture will be necessary with the coming of a bus system in the city of Bismarck. The Downtown area will be serviced by such a system and street furniture in this area might be a future prototype for benches that would dot the city of Bismarck and provide a waiting area for pedestrians who would be using the future transit system.

We suggest 4 benches per block, approximately 8' in length. We suggest a bench that coordinates aesthetically with pedestrian lighting. It should be decorative as well as functional. We suggest it be designed for our purposes, using local industry to produce them-- Pride Industries, the State Penitentiary or some other local group that could produce a distinctive, quality product for less than pre-manufactured items.

Street Furniture Cost Breakdown

	<u>Unit Cost</u>	<u>Block Cost</u>	<u>14 Blocks</u>	<u>7 Half Blocks</u>	<u>Total</u>
Material	\$200	\$ 800	\$11,200	\$5,600	\$16,800
Labor	100	400	5,600	2,800	8,400
TOTALS	\$300	\$1,200	\$16,800	\$8,400	\$25,200

SUMMARY OF COSTS FOR PROPOSAL

Planter, trees and shrubs	\$121,895
Pedestrian lighting	155,000
Shelters	32,000
Street Furniture	25,200
	<hr/>
TOTAL COSTS	\$334,095

ENHANCEMENT COMMITTEE'S

RECOMMENDATIONS FOR FUNDING OF PROPOSED PROJECT IN DOWNTOWN BISMARCK

The Enhancement Committee has determined that this project is of the highest priority for the survival and continued development of the Central Business District. Therefore, the total cost of the project should be met by Federal Block Grant Monies available to the City of Bismarck for the redevelopment of urban blighted areas. The project could be accomplished in two segments with 1981 and 1982 Block Grant Monies. The balance of expenditures could be paid by the City of Bismarck.

PRIORITY A

1981 Block Grant Monies

Approximately \$148,000 to \$150,000 for Urban Areas

Green 95% of the Central Business District	\$115,800
Provide Plexiglass Shelters	32,000
	<hr/>
Total Projected Costs 1981	\$147,800

Handwritten notes:
3-1-81
115,800
32,000
147,800

PRIORITY B

1982 Block Grant Monies

Approximately 148,000 to 150,000 for Urban Areas

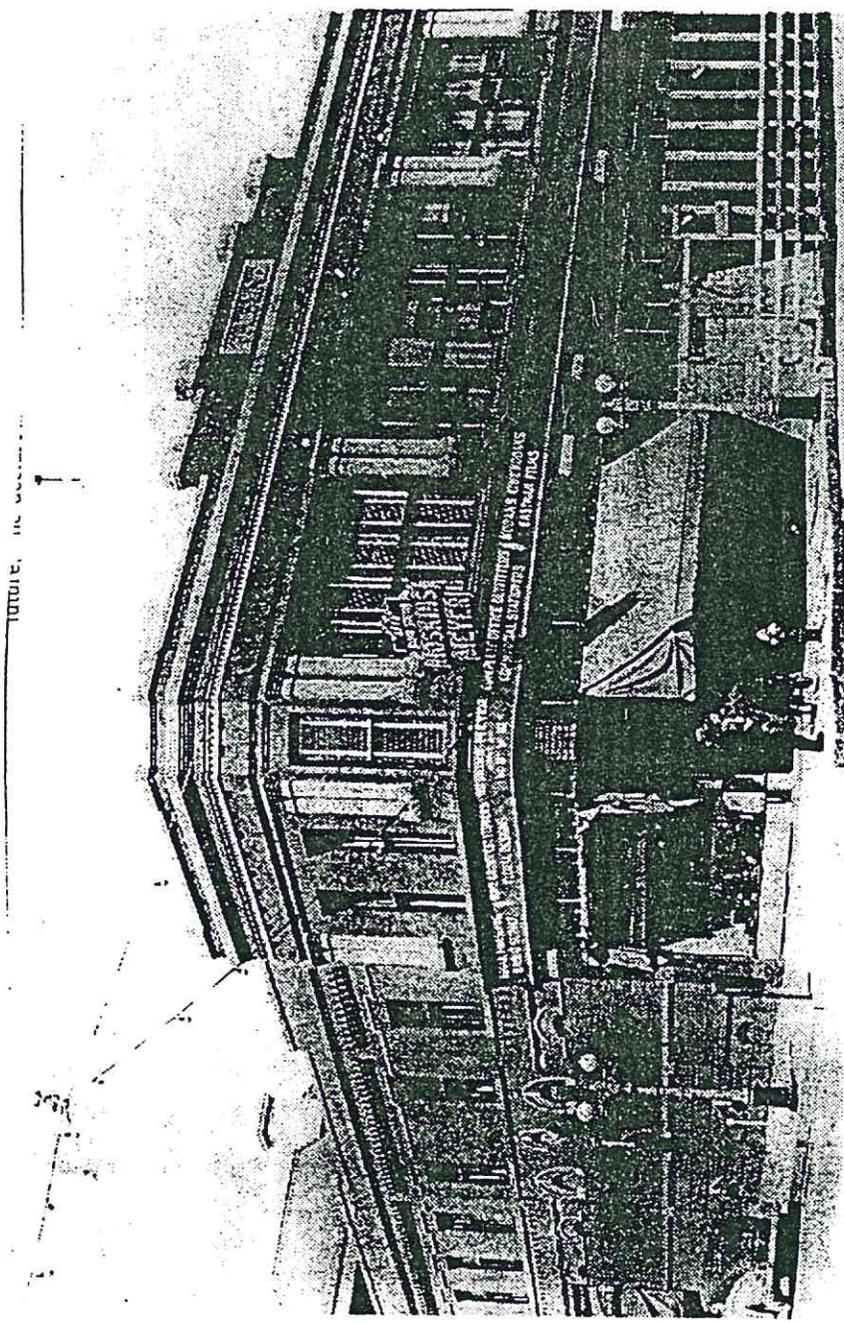
Green the Remaining 5% of Central Business District	\$ 6,095
Provide Pedestrian Lighting	155,000
Provide Street Furniture	25,200
	<hr/>
Total Projected Costs 1982	\$186,295

Handwritten notes:
6,095
155,000
25,200
186,295

OTHER RECOMMENDATIONS AND CONSIDERATIONS

ON THE REDEVELOPMENT OF DOWNTOWN BISMARCK

1. An Architectural Review Board or its equivalent should be established to regulate the development in the Downtown area and to create a harmonious and progressive human environment.
2. The Park Board should consider the acquisition of an open space in the Central Business District. This open area park would give the community a public gathering space and provide a necessary aesthetic element for urban living. We feel the parking lot of the railroad depot is a possibility or the center of a major block in the heart of the business district.
3. Sign ordinances should be enforced and signage should be considered to coordinate the Downtown area. This would help inform and direct pedestrian traffic in the Central Business District.
4. City ordinances regarding street vending should be re-evaluated. Appropriate street vending-- popcorn stands, fruit stands, light foods and refreshments-- would encourage street traffic and add to the festive atmosphere that we would like to see return to the Downtown streets.
5. The Enhancement Committee strongly feels that any development that takes place in the Downtown area should meet the standards of "enhancement" desired by the community. The downtown redevelopment should not be at the mercy of the architects and developers. Any new development will affect the atmosphere in the Central Business District and it is only right that that development be an attractive and pleasing part of the Downtown.
6. The committee recommends that all private property owners in the Central Business District be encouraged to "green" and "enhance" their properties to tie in with the proposed "greening" of Downtown.



Easily adapted to broadcasting, the KFYR building once had twin 85-foot antenna towers on the roof; a downstairs sink was used as an electrical ground. The building was face-lifted in the late '40s. Note "Tribune" terra cotta at the top of the building, former home of The Bismarck Tribune.

Note the street lighting in this photo of the corner of 4th and Broadway some-time in the early '40's. These lights should be taken into consideration when choosing a new light for Downtown Bismarck.

LETTERS OF APPROVAL AND SUPPORT FROM THE
BISMARCK BUSINESS AND PROFESSIONAL COMMUNITY

BISMARCK DOWNTOWN

BUSINESS AND PROFESSIONAL ASSOCIATION

November 21, 1980

Bismarck City Commission
Bismarck, North Dakota 58501

RE: Block Grant Monies (Community Development Act)

The Bismarck Business and Professional Association totally supports and is aware of the project of proposed greenery and enhancement of the Central Business Districts by the Bismarck Development Association.

The continued success and growth of the Central Business District is dependent on continued development and enhancement of the area. The Central Business District is the focal point of any community. Its appearance and atmosphere is of top priority as it is a mirror of Bismarck's economic strength and civic pride. There is no doubt that the deterioration in the area must be stopped.

Any improvements made to set the course for further development by private business must be encouraged with the greenery project as the first step.

The greening and street lighting will encourage daytime and evening activities in the Downtown Area which is now the center for many daytime business and financial institutions. In time, food and lodging establishments and night club activities will seek Downtown as a natural place for more evening activities. This will make Downtown a safe and attractive place for people to participate in business, banking, cultural and entertainment events.

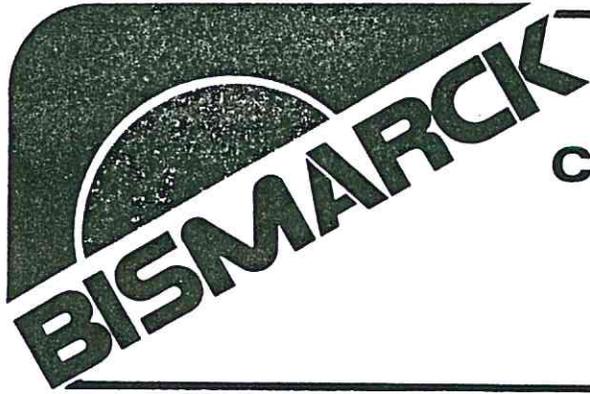
We especially feel that the Third and Fifth Street greenery, shelter and sidewalk repairs are very important. This will physically tie the two shopping areas together making an unsightly corridor an attractive avenue.

It is a natural sequence to the Chancellor Square Project. The Downtowners fully support this entire project.

Sincerely,



Ray Grabar
President



**AREA
CHAMBER OF COMMERCE**

Post Office Box 1675
425 South 7th Street
Bismarck, ND 58501
701/223-5660

November 21, 1980

Board of City Commissioners
City Hall
Bismarck, N.D. 58505

Gentlemen:

The Bismarck Area Chamber of Commerce supports the Bismarck Development Association in their efforts to beautify additional areas of the central business district. The extension of the enhancement area around Chancellor Square should be beneficial to the redevelopment of the downtown area.

The Chamber also recommends the usage of Community Development Block Grant funds for the enhancement proposed by the Bismarck Development Association. It would appear to us that the investment of these monies in the proposed project will significantly improve the redevelopment possibilities.

Thank you.

Sincerely,

BISMARCK AREA CHAMBER OF COMMERCE


A. W. Hill, Manager

rfd



Kirkwood PLAZA SHOPPING CENTER

EILEEN R. B. DAHL, GENERAL MANAGER

BUSINESS OFFICE—615 KIRKWOOD PLAZA
BISMARCK, NORTH DAKOTA 58501
PHONE 701-223-3500

November 25, 1980

Bismarck City Commissioners
Bismarck, ND 58501

Dear Sirs:

Recently, I was informed of the possibility of a downtown beautification project, that is being looked into for future funding. My understanding of the project involves parts of Third and Fifth Street, between the downtown business district and Kirkwood Plaza Shopping Center.

As manager of Kirkwood Plaza Shopping Center, I would support and encourage the development and beautification of these areas of Third and Fifth Street's.

I feel, the beautification of these areas in question, would be advantageous to both, the downtown area and Kirkwood Plaza.

The continuing growth and revitalization of downtown is important to us at Kirkwood, as well as all other retail and business concerns in Bismarck.

If you wish for me to expound on this in more detail, please feel free to contact me at your earliest convenience.

Sincerely,



Eileen R. B. Dahl
General Manager
Kirkwood Plaza Shopping Center

ERBD/rk



**BISMARCK-MANDAN
CONVENTION AND VISITORS BUREAU**

425 SOUTH SEVENTH STREET • P.O. BOX 1675 • BISMARCK, NORTH DAKOTA 58501 • (701) 222-4308

November 21, 1980

Mr. Charles E. Mitchel, Enhancement Committee
Bismarck Development Association
Dakota Northwestern Bank Building
PO Box 1538
Bismarck, ND 58502

Dear Mr. Mitchel:

The Bismarck-Mandan Convention and Visitors Bureau is in favor of all recommendations as described in your outline. We are excited and strongly believe from a marketing stand point that items 1,2, and 3 are of the utmost importance.

Now let's talk about recommendations for 1983, 1984, or 1985; we are always thinking five to six years down the road. We would like to see the Bismarck Civic Center tied into the enhancement program. As an example, with the development of more hotels in the downtown area, the railroad track area is not very appealing. Visual enhancement is necessary to encourage our visitor to stroll the two to three block area to the Bismarck Civic Center.

As our Marketing Programs grow and with the reputation the Bismarck Civic Center is achieving as a major convention center in the upper midwest, we feel very confident that by all of us working together we can accomplish an enhancement program that will guarantee that Bismarck is the most beautiful city in the upper midwest.

If in the future we can be of assistance to you, do not hesitate to call.

Sincerely,
CONVENTION AND VISITORS BUREAU


Marilyn K. Kipp
Executive Director

MKK/ rn

CC: Mary Elle Hunter, CVB Executive Board
George Smith, Bismarck Civic Center

City of Bismarck



AND

Bismarck Park District

FORESTRY DEPARTMENT

P.O. BOX 1578 • 705 SOUTH 9TH STREET • TELEPHONE 701/222-6431
NORTH DAKOTA 58502

PAUL G. BLUMHARDT
City Forester

November 20, 1980

The Bismarck Development Corporation
Bismarck, North Dakota 58501

Gentlemen:

The Bismarck Forestry Advisory Board wishes to extend its support and encouragement for the enhancement of the downtown development area through appropriate plantings, benches, and other aesthetic elements.

The redevelopment of any blighted or aged area, through beautification projects, is essential in keeping the economic, social and environmental needs alive and well.

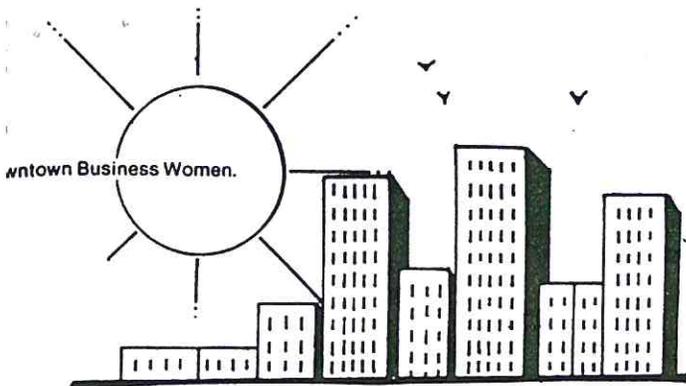
The planting of trees in the downtown area not only provides environmental effects such as cooling, cleansing and flushing actions to reduce air and noise pollution, but also combats energy waste and has a positive psychological effect on the people who pass through the area.

The Board also encourages your use of the Bismarck Forestry Department in your planning and coordination efforts regarding the project.

Sincerely yours,

Bill Sorenson

Bill Sorenson, Chairman
Bismarck Forestry Advisory Board



November 20, 1980

John Craven, Park Board commissioner
Bismarck, N.D.

Dear John,

The Downtown Business Women asked me to write this letter concerning the use of Community Block Grant money.

The BBW have often discussed ways and means to enhance the downtown business district especially the last two years when there are so many areas that are taking on the derelict look because of neglect.

The businesses that remain in the downtown area are optimistic about the far future, but the transition period of the next five to ten years are going to be very difficult. We are hoping that a number of things will take place to enhance the area and make it more conducive to carrying on profitable commercial enterprise.

We would very much like to see an extension of Chancellor Square amenities, at least a block in each of the four directions. The trees, shrubs, benches, phones etc. are now in a two block area. We think the total area should be at least 8 city blocks. It is our opinion that community block funds would be well spent to begin this extension as soon as possible.

We would also hope that a series of small blocks of parks (mini parks) could also be included in the larger plan.

Fountains such as those which grace downtown Phoenix Arizona are also on our wish list. They would perhaps require less upkeep than greenery.

Whatever can be done to beautify and clean up downtown Bismarck will be a benefit to the whole city because this is the heart of the city.

Sincerely yours,

June Thompson

Knowles JEWELRY

119 N. 4TH ST.
BISMARCK, N. DAK.
223-5118

SPECIALISTS:
DIAMONDS • GEM STONES • WATCHES

TED & RUDY KEMPF, OWNERS



November 21, 1980

TO MEMBERS OF THE CITY COMMISSION

I have been a downtown retailer since 1948 and a 4th street merchant since 1957. It has been gratifying to see business grow and at the same time be able to continue to provide professional service in the jewelry field.

The trend toward mass exodus of downtown businesses to a shopping center made it necessary for us a year and a half ago to make a decision as to what direction we would need to go. The decision to stay downtown and do a complete remodeling interior and exterior was the right decision, business has improved, our services have not been diminished which is the case in shopping center stores with extra opening hours, inadequate staff etc. We are also aware of the following comments expressed to us daily:

"We're glad you're staying downtown, we like the friendly atmosphere and friendly service".

"We don't like to be jostled around when we shop".

We are glad you made an investment in downtown, and so on.

There are numerous things that need to be done now however; A more positive picture of downtown must be presented. We must have a positive answer to counteract all the negative comments in all news media. We must not have a give-up attitude but be encouraging and helpful in revitalizing downtown.

The City Commission must be addressed in a positive manner and must also give the existing downtown business a commitment to do what is possible to promote a revitalization program.

The effort we have put forward was the right decision and we feel a turn around in downtown is foreseeable and needs everyones whole hearted effort.

Ted Kempf
Ted Kempf
Knowles Jewelry

TK/kh

Murphy

Insurance ..



P. O. Box 775
207 EAST BROADWAY, BISMARCK, N. DAK. 58501
Telephone (701) 223-6465

Bismarck Development Association
Enhancement Committee
Box 2615
Bismarck, North Dakota 58502

Attn: Virginia Nelson,
Chairman

Dear Virginia:

We believe in the need for downtown enhancement or beautification of buildings, streets, and open areas, etc. For that reason, we have installed new sidewalks and tree planters at our newly remodeled building at 1st and Broadway.

Yours truly,


Evan E. Lips, President

EEL/ks

cc: Mr. John Craven
Finney Drug, Inc.
300 North 4th Street
Bismarck, North Dakota 58501

November 19, 1980