WILLISTON CROSSING
Williams County, North Dakota

MAJOR COMPREHENSIVE PLAN AMENDMENT PRESENTATION
01/27/2015
**Williston Crossing**, located in northwest North Dakota, is an exciting mixed use development planned to meet the escalating need for retail, entertainment and housing in the flourishing Williston area, focused on the opportunities and advantages provided by that extraordinary growth. These development plans incorporate best practices in order to create a unique development positioned to become an important retail center in the region with the additional land uses necessary to ensure its success.

Williston Crossing will occupy a 218 acre site due north of downtown Williston in Williams County, just 5 miles from the future airport and closely accessed by the new bypass. The site is west of US Highway 2, south of 58th Street NW, east of 137th Avenue NW and north of 57th Street NW. Fendee Residential estates is located just north of the site, while Northstar occupies the site to the south.

The well positioned site, with easy access and 180 degree views is perfectly situated for a retail driven mixed use project. The natural beauty of the site will be complemented by regionally inspired design conceptualized as “Dakota Modern”. The site’s surrounding grasslands and prairies are the inspiration for the landscape concept for Williston Crossing, providing for an integrated manmade and natural landscape. Open spaces within the project, including the streets, parks, perimeter and even detention basins will reinforce the beauty of the natural environment. A central park, anchoring the development, will provide a center for a variety of programmed activities for neighbors and the community. The development will incorporate sustainable strategies and community oriented amenities and include over 900 housing units, 600,000 square feet of commercial space, almost 1 million square foot of retail and four hotels, one of which will host a water park. The mix of uses will ensure a thriving, sustainable and successful development.

Williston Crossing will enhance the quality of life for Williams County residents and those in the broader region by bringing a wider range of retail, hotel, entertainment and housing options to the area. It will create jobs that diversify employment in the County. Both of these by products will serve to increase local tax revenues. The carefully conceived project, spearheaded by local investors, will provide long term benefits to Williams County.

**PROJECT NARRATIVE**
Create a Strong Sense of Place

- Strong sense of community gathering
- Family-oriented

Integrate the Man-made and Natural Environments

- Work with natural features
- Minimize impermeable surfaces

Create a Financially Sustainable Development

- Develop a phasing plan for long-term success
- Utilize a mix of uses

Integrate High Quality Design

- Timeless
- “Wow” factor
- Detailing and workmanship
- Regionally inspired material palette

PLANNING PRINCIPLES
DAKOTA MODERN
NATURAL, ORGANIC MATERIALS EVOKING THE GREAT PLAINS WITH GLASS AND EXPANSIVE VIEWS TO THE SKY.
**Dakota Modern** embodies the natural, understated beauty of the Great Plains.

Dakota Modern is beautiful, open spaces that encourage warmth, community and comfort.

Dakota Modern employs the clean lines and thoughtful simplicity of modern design, but is softened by organic shapes and textures evoking the local landscape.

Regional materials, a natural color palette and expansive glass planes conjure the rugged beauty and vast blue sky openness of the prairies and Badlands.
AERIAL VIEW
REGIONAL CHARACTER
LOCAL STYLE
SITE ANALYSIS
PHASING PLAN

LEGEND

<table>
<thead>
<tr>
<th>PHASE</th>
<th>SITE AREA</th>
<th>BUILDING AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHASE 1</td>
<td>74 Acres (34%)</td>
<td>916,000 SF</td>
</tr>
<tr>
<td>PHASE 2</td>
<td>44 Acres (20%)</td>
<td>623,000 SF</td>
</tr>
<tr>
<td>PHASE 3</td>
<td>54 Acres (25%)</td>
<td>912,000 SF</td>
</tr>
<tr>
<td>PHASE 4</td>
<td>37 Acres (17%)</td>
<td>907,500 SF</td>
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Gensler | Jones Lang LaSalle | Triton Asset Group, LLC | Williston Crossing | Williams County, North Dakota
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