

# 2017 Bismarck Livability Survey Results

## SWOT: Commerce & Development & Housing

### Strengths

Employment numbers

location in the state

The hard-working people that care deeply about this community. Regional center for: retail, healthcare, government, airport, convention center.

Decent mix of large and small businesses

Insulation from the bigger metro regions.

geographic location in ND

Its relatively small community and open spaces.

location

It's still small and there's still time to make infrastructure improvements before it becomes a big chore.

Economic opportunity.

Bismarck has a lot of opportunity to grow. There are a lot of people in the community with great ideas on what the community needs, Humpback sallys for example.

It has been the economy, but that's going south.

It is the center of the state of ND.

Geographic Location

Diverse Economy

They really love franchises?

It is not difficult to get around Bismarck in a timely manner.

central locate

Economy

Geographical location

Central location in the State

Central state location Beautiful scenery

Growth and development opportunities.

Location, Location, Location.

Bismarck's economy is strong and diverse enough to weather shocks in oil or ag prices.

Nice size

Exurbs

Not too big, not too small - WE do NOT want to be Fargo

Feels like a small town with city amenities and great place to raise a family.

Size, location, parks

Economy

Strong economy

Economy

Still wants to be small town- but has and is growing beyond that

I think the layout of the city and its shopping resources and activities.

The growth

It's the seat of state government which ensures public and private sector jobs and associated economic impact.

Citizens, recent growth in small business development, parks and recreation opportunities, increase in dining options

Growing economy

The fact that bismarck has its own economy and doesn't rely on things such as the oil.

Solid economy

Growth, affordable housing, and being the state seat of government.
Location
Location
Economy
geography
Economic growth
Stable economy
Location
Geography surrounding it and central downtown location that is accessible
Location
Location
Strong economy
Stable economy
It's a simple place to live and raise a family
Small town atmosphere providing a safe and friendly environment.
Location
The continuation of improving all aspects of the community
Low commute time
Community
Great community
unique neighborhoods. good schools, proximity to outdoor activities,
The room to grow
Location
Location in the state, along with jobs, housing, and the river.
Community
Good leadership past and present
Great place to raise a family
The leadership
The good sense of community it has.
Central location in the state.
Nice town to live in
Community
Location
Centralized
Location
Current retention of youth with job opportunities
Schools and the beautiful setting
ECONOMY
Location in the state
Yim Siam Thai - greatest Thai food I have ever had. I wish more people loved it as much as I did so they could open a sit-down establishment. Honestly - the city could get the travel channel to come out and feature this joint and increase tourism.
I find Bismarck people to be very friendly and helpful. I think because of the economic ups and downs on this side of the state, people are more grateful and appreciative of the blessings that they have. This makes this place really inviting.
The potential for opportunity. Well thought out planning.
Talk is forward thinking and positive to make changes for public to access in downtown Bismarck.
Pheasant hunting & Missouri River. People know these two things nationally.
A small but big city - the local citizens, business owners, etc. are very "North Dakota nice" but there is still plenty of big city opportunity and entertainment here as well

Centrally located in the state, with Minot to the north, Dickinson to the west and Jamestown to the east. Centrally located in the region with Minneapolis to the southeast, Winnipeg to the northeast, and Billings to the west. And it's infrastructure.
Bismarck is the type of city that has everything you need. It is home to many local and national restaurants and businesses
Vibrant young community open to developing growth and innovation by many (not all have the same idea in mind, but most people do).
Opportunities for growth and development
There is a significant amount of care amongst our Commissioners and City leaders as it pertains to the safety and general well-being of the residents of Bismarck.
Nearness to the Bakken
It has some great momentum in working to become a great small city, things like One Million Cups, the IDEA Center, Downtowners efforts, Leadership Bismarck/Mandan, etc.
Bismarck is looking toward the future and ways to grow. It's actively invites new business and looks for growth opportunities. Not all communities in North Dakota have done that.
Strong and growing economy for business sector.
The community itself. Well positioned, to continue to grow both economically and culturally.
It's strong economy and room for growth.
Strong, stable local economy
I-94 and HWY83
As a professional, the community is close-knit with ample opportunity to expand skills and networks (Leadership Bismarck-Mandan, Service Clubs, YP Network, U-Mary Master's programs, BSC community events and classes...)
Bismarck's location in proximity to the oil fields keeps it away from some of the more unsavory aspects while still being able to reap the benefits. This provides the city with the opportunity for rapid expansion
It's commitment to small business growth and retention.
good economy
Geographic location. Central to ND, so short day trips can always be arranged - especially if you have visitors.
Clean, moral, and also its size. We are not interested in a 200,000 sized population. Bis/Man is big enough.
great economic opportunities, great natural scenery, great people
Strong local economy due to the diversity within the business sector -- strong health care presence, state government, manufacturing, agriculture
Central location
We are still a young state with limitless possibilities and the ability to make decisions that will have positive impact.
Location.
Great potential to build areas that will be desirable and functional 50 - 100 years from now.
Bismarck's young people recreating the city in a way that is attractive to increased development and success.
Strong, stable economy. It isn't the gold rush of 2012-2015 but we are far from having serious issues in regards to the economy.
economic opportunities
location
Suitable retailers, restaurants, and health services. Superlative police, fire, water, waste, and street services.
Location, location, location.
<b>Weaknesses</b>
Growth related challenges and changing population demographics.
Conservative nature of people limits amount and use of taxing authority of all political subdivisions.
We're stale. We're haven't found a way to successfully differentiate Bismarck from any other small town USA. We need our own flavor. See Bozeman, Duluth, Rapid City, even Fargo.
too oil/energy dependent; growth stalled
Divided city. Sprawl area vs downtown investment.
street congestion and bad drivers

The lack of college graduates who move here to start a job. People don't move back to Bismarck until they are ready to start a family. We need a downtown community that can encourage people to move here from Fargo after school.
Washington Street. To slow during rush hour
City is going bankrupt supporting new developments up north instead of focusing on existing areas
Too much congestion than the city infrastructure can handle and the city has been reactive instead of proactive. No one wants to spend anything to move ahead
Sustainable funding for infrastructure
Urban Sprawling
parking
Automobile dependent to move around the city and get to other communities. Remotely located. Closest major metro area (Twin Cities) is 500 miles away.
high cost of living - rent, flights, food, etc.
Limited affordable housing. Single family homes cost more here than in MSP! Major friggin issue!
Conservatism and lack of creativity and / or vision
Environmental protection
Budgets
Zoning- there are residents close to my home that still have 'county resident' status
Housing prices
Public infrastructure not keeping pace sty growth
Affordable housing. Keeping infrastructure current with population growth.
Income/housing
Weak downtown, lack of affordable cerebrally located housing, lack of walkability
dealing with growth and street development
Poor paying jobs and housing expensive
The growth moving further out stretches the abilities to maintain city streets, etc. with the available staff and equipment.
The eyesore trailer parks in the center of the city.
Outdated ideas for rules governing business, and development. Also A lack of entertainment not preparing for a younger generation, lack of quality housing within reason to downtown.
Lack of through roads in north Bismarck
Better income based apartments for 55+ and older. Very expensive housing.
Lack of affordable housing options for potential home owners.
Poor infrastructure, traffic steadily becomes a bigger problem and poorly planned main roads going north to south and east to west limit possibility to remedy the issue.
Streets
Its high cost of living.
Road network
Housing costs and traffic
Lack of ability to manage traffic issues
urban sprawl
Expensive living
low-income rentals, businesses may be growing, employee growth in sustainable if there's nowhere for low-income residents to live.
City planning -infrastructure. Zoning. Lack of curbs and street lights on busy roads (ie. Ash Coulee in front of Horizon Middle school, 43rd street)
Keeping up with the times. Outdated thinking.
the cost of living and the lack of higher paying jobs
No plan to pay for roads needed
Roadways
Housing over priced and wages low.
High cost of living and limited entertainment options

Cost of living
Traffic flow
Traffic
Lack of foresight when planning for growth
overly inflated property values
Traffic congestion/infrastructure
Roads. It takes forever to get anywhere in this town because of the residential roads that have become main roads now: washington, 3rd and 4th street, state street is a mess.
Infrastructure/roadways.
Planning. Seems like the city has been one step behind.
High cost of property taxes and specials.
Too fast of growth, infrastructure neglected
Parking
Traffic is horrible
Poor City planning for years...
Spreading too wide and too fast. Need to in-fill.
Sprawl and unchecked outward development.
Sprawl.
Cost of living
The traffic is getting bad, I see traffic laws being broke daily which in turn is because of people getting frustrated with the traffic
lack of funds - too much urban growth without the infrastructure to support it
Developers and people with money trying to force their ideology on the city. Self interested business people.
Traffic
Traffic congestion
High taxes
Infrastructure
High taxes
No sensible structure.
expanding neighborhoods are aesthetically "beige" with no green space, trees or local markets
Roads are not growing quick enough to support the increased traffic
Growing in an efficient and effective manner
Unsustainable sprawl weakening the economic health of the city.
Budget Control, better funding to PD & FD for training or having the proper things they need to keep us safe, & themselves safe. school safety & transportation, better safer streets.
Better commuting north and South
Growth and greed.
Infrastructure
Long range planning.
City planning and zoning.
Cost of living
Traffic flow in north Bismarck. It's very difficult to take a left turn off any of the main arteries. Downtown parking!
Cold and it's getting hard to get around with the traffic.
Traffic flow
Lack of vision for the future, people only interested in status quo, the city needs a modern performing arts center (not the Events Center, a real auditorium)
Traffic / infrastructure and how to pay for it all without taxing homeowners to death.
Housing costs
The high cost of homes.

Not enough high paying jobs poor city planning
Balanced development, without favoritism
Fairly high taxes - cost of living.
High housing costs.
Housing
City control of development
Housing developments could be better planned.
Haphazard growth and city planning.
Traffic
Cost of living
Traffic. Not enough police. Building on the far North of town
Severe lack of understanding our need to develop vertically. The 'law' that nothing can be built higher than the capital building is absurd. It's beyond time to evolve our skyline.
Rural subdivision sprawl
Housing/renting costs and quality of construction in the last 6 years
Infrastructure
Keeping up with the growth
Projects like 5 west trying to make Bismarck more like a big city environment. Who in their right mind would think that placing apartments in place of parking lots for the event center is a good idea? Not even close to liking that project in south Bismarck!!!
Adjusting to the growth spurts and economic uncertainties of the age we live in.
Traffic flow
Traffic
Housing is way too expensive here. I could pay ~\$100,000 for a house in my home state that would cost ~\$200,000+ in Bismarck.
The way the city is set up. Most main roads go through residential, no quick way to go north and south, main roads being only two lane
Needs to expand north and south streets
Cost of living
Transportation
Housing prices, low wages
Housing and property taxes not affordable
Congested main travel routes
Too spread out and inner schools close so the poorest kids travel the farthest for school.
Poor travel time
Traffic congestion
Not keeping up with a growing population
Traffic
Infrastructure
Traffic flow
Traffic
Managing its growth positively
its spread out
Housing
Washington seems to be a choke point for traffic.
Traffic, infrastructure, city services for winter months, lack of resources for city services during winter months.
Traffic
Traffic through town. Not keeping up with the needs of road expansion
Lack of quality with growth. Buildings and Hines are being made cheaply. Bismarck needs to stay beautiful!

Traffic control north and south
Cost of living
Unreasonably high cost of living and poor pay
Suburban sprawl and the costs associated
Traffic flow and snow removal.
Traffic
Expensive housing
Older population not bring able to afford the higher taxes needed for city improvements.
Accessibility around town
The north south split.
Lack of vision by developers and businesses.
Road system limits development.
Housing prices.
Traffic and streets.
getting too sprawled out. downtown "owned" seemingly owned by a select number of large players(old boys club)feels like it gets in the way of new ideas.
Five years behind Fargo's downtown, events, and retail. We need more!
Housing getting too expensive combined with the high taxes.
Escalating housing prices. Very overcrowded schools.
The fact that everything in terms of retail is so spread out.
Lack of diversity, lack of things for families to do during the winter (that are budget friendly), it's scary to walk downtown (I have lost count of how many times I have been nearly hit by a car), not very supportive of small, local businesses, not open to new ideas, lack of affordable housing, boring architecture...people are afraid of color here
Commute time is becoming awful. I won't use State Street anymore. Timing lights would help (ex. 7th and 9th).
Urban sprawl
Traffic needs for travelers goin North and South!
Zoning issues, traffic and parking issues which all boil down to poor planning. Also the city commission and legislature is getting too inmeshed with a few prominent business owners in Bismarck, keep a healthy distance and separation. the over priced housing for the Average family
Increasing traffic accessibility
High real estate prices
Roads and Infrastructure
Needs to get ahead with a better traffic plan for a growing city.
Lack of things for teens to do that are not sports related, awful medical care, not much for affordable housing
Overcrowding.
expanding roadways
Traffic on Washington... n/s traffic needs more options
Affordable
North south travel may become a bigger issue as Bismarck grows
Housing market is very expensive
Cost of housing
Poor public transport and expensive housing
Street lights and turn lanes.
Cost of living.
Infrastructure
Difficult North to South travel
Affordable housing
Needs more green. Don't look like Minot, all cement.
The rapid growth of house building, leaving too many vacant properties.

Housing of all types waybyo expensive
Traveling within Bismarck is bad. Bismarck is too big for all traffic to be on residential 2 lane roads. A circumferential road (highway, without so many stop lights) to quickly get around the city is absolutely necessary. I live in south bismarck. Takes longer to get from Reno Ave to Gordmans (store) than it takes to get from Gordmans to Washburn.
Home and apartment prices that are too high for the basic industries of healthcare, teachers, office people. They don't make with oil people make and the prices are all going to what will people make and that's not good for Bismarck
Housing is too expensive
Too many cars for current street system.
Better use and budgeting of tax dollars. We shouldn't be short on funds for necessary infrastructure if we had better planning and budgeting and knowing priorities for the city.
Bismarck has had a hard time dealing with its growth the last 10 years.
When the weather is too poor to ride my bicycle, I notice how awful the traffic can be at peak times.
traffic flow especially north south. expressway is not an expressway, need frontage roads to allow traffic flow
Rent is ridiculous
Need quiet rail all though Bismarck especially east end of town!
Property & Sales Tax
Residents wanting to grow outward and out of city limits but still wanting access to Bismarck.
Streets, cost of living
Housing prices
state budget, creating an environment where young individuals will want to stay and make a home, cost of housing, more and better jobs, more white collar higher paying jobs. More availability to arts and entertainment.
not enough low income housing, or opportunities for homeless
Affordable housing
High housing costs
High Cost of Living
Fluctuation in population and infrastructure
It could use more housing and development options.
Transportation. The major ways north/south and east/west are insufficient and congested. This creates cut-through traffic in residential areas.
bad traffic patterns
There could be more places for Bismarck to develop rather than only downtown.
Not enough affordable housing for singles and new families.
Big box store developments and strip malls up North.
Infrastructure. The city is not suited for the amount of traffic that it has.
Horrific cost of living in and around the city.
High real estate prices.
Too much/fast growth outside of city limits.
The lack of walkability, narrow streets, lack of bike trails, and minimal public transportation - all of this makes it hard to navigate our city without a car.
Commute times and congestion seems to be getting worse
Commute times, public safety
Cost of living vs. wages
Expensive housing market
Over priced housing and apartments
Some areas of Bismarck could use traffic lights due to high traffic during certain times of the day..
Expensive place to live compared to salaries.
North to south traffic. Public (Buses) are a start, but the system needs to become larger. I would take a bus to work, but the bus does not go to U-Mary.
overcrowding, traffic (need more north/south streets that go all the way through town), traffic around schools and PROTEST ACTIVITY!! We don't need that type of activity/crime in our town.
Sprawl.



Traffic has increased and it takes quite a while to traverse town now.
Development. Potential for over developing and saturating housing market. I've seen it in either areas and would hate to see the housing market crumble here because people build too much on spec. Another issue is overbuilding for the lots size. It happens with businesses already, as mentioned in a previous answer.
rush hour traffic
Rise in cost of living
Excessive sprawl, particularly to the north.
Housing and limited career opportunities in STEM related fields
Horrible housing prices trending with the recent oil. I'm, however remain severely high after the boom was gone.
Keeping a safe small community in balance with the cities growth
Lack of walkability, I would also love to see neighborhood coffee shops, bar/restaurants and small grocery stores. Places people could walk to
Slow reaction to growth between city and county
Poor traffic flow north to south
Future infrastructure
We are always catching up to traffic flow in new areas.
Cost of living.
Integrating new residents into community
over crowding
Infrastructure
Housing (not many entry level homes)
Growing population
Traffic congestion - lack of adequate roadways
Need to grow north of town, stop investing downtown.
North/south traffic flow
Funding of infrastructure
Overexpansion
Limited housing options with limited price ranges
poor traffic engineering re lane painting, traffic light sync, etc
Continued sprawl.
Continued commercial overbuild of US 83 north of I-94.
The operations of the public utilities at costs that are unsustainable for households pay.
Traffic. The city has not kept up with the population growth. No new thoroughfares built since I've lived here. The city relies on the old and with the growth in population they have become overwhelmed.
Inability to manage growth effectively
Fast rural growth requiring infrastructure.
lost economic opportunities to Fargo
Diversity (Police Dept)
over priced apartment living
Property taxes and specials
Need better transportation and better road system to handle more traffic
Low walkability in some neighborhoods
Traffic flow for growth
Housing is expensive compared to other markets. Include taxes & specials, it can be outrageously expensive.
Filing all the houses and apts it has built
COST OF LIVING! In comparing us to the next largest city (Fargo)- Bismarck housing costs are higher, gas and groceries are more expensive, retail goods are slightly higher as well...all while working salaries are only similar!
Just the cost of everything
The infrastructure needs to keep up with the growth

Bismarck is going through an identity crisis of what it should look like.
One must drive everywhere! It takes too long to get from North to South. Can make professional lateral moves, but harder to come across opportunities to 'climb the ladder'.
Poor planning. Streets, schools, etc. We are getting bigger and trying to play catch up.
Urban sprawl
Growing Pains/Cost of Living
Need further growth throughout, not just up north
Trying to grow the community for the wrong demographics
Affordability.
Traffic control and snow removal.
The sprawl.
infrastructure
Traffic flow
Relatively expensive environment to live
infrastructure-keeping up with the pace of development and growth
limited job opportunities. too many low wage jobs
There are a lot of people thinking that urban sprawl is a great idea. That hurts small locally owned businesses that are located downtown.
Urban sprawl.
High cost of living
Increase in crime and the lack of affordable housing.
City leadership and planning.
City Government doesn't listen and spends too much money on things to enhance Bismarck, when they should be spending money on the infrastructure.
Traffic
Flow of city traffic across town, snow removal/ice removal from streets and entertainment - let's build a big facility, if Grand Forks can do it, we sure can.
Branching out to include new industries and the cities ability to keep those industries here.
Too conservative and not progressive
Massive land deals that benefit a handful of old guys aren't helpful for Bismarck. These men are willing to tear apart the city to get their way, we should grow from the center.
Population size
Aging infrastructure
It's hyper focus on hipster millennial retail and housing.
population growing too fast
Dealing with the growth
urban sprawl; countryside getting far away
Need to make the city more visually attractive, especially in the main shopping areas--too much tarmac, not enough trees, too many billboards.
Too much sprawl, retail shopping spread too far apart.
High housing costs
Roads don't make sense, poor to navigate, hard to get from place to place quickly.
high cost of affordability
Paying for long-term infrastructure needs
Developers
Not walkable - too much sprawl.
Expansion without planning, as seen by the disastrous snow removal in December.
Effective management of growth and ensuring such important provisions as adequate drainage systems are in place with new development.
The community is stuck in a mentality of "this is the way we've always done it".

Making the transition from small town to a larger regional center requires letting go of some old ideas and looking proactively to address the challenges of growth. Many residents seem to be resistant to this and oppose taking the leap of faith that is required to embrace the future.
Building codes that prohibit cost-effective rehab and new construction in older sections of town.
Visionaries. To plant trees under which we may not stand. To plan beyond our time here. Not for immediate gratification and profit.
Not having affordable homes for young couples and families. Bismarck can't grow without them, and they will find somewhere to go if Bismarck can't provide what they need.
Traffic and not anticipating the growth of the city
Leadership and infrastructure.
Housing market and cost of living are insane.
Expensive products and high taxes
growing too fast
north/south driving situation. Washington is the best route for me but is not conducive to the traffic at certain times.
Division amongst residents about the growth and building near the Event Center
extremely high housing prices and the high cost for groceries especially healthy groceries such as produce. In addition, there is a large population of elderly which means a new generation will need to be attracted to the city for it to maintain its current population, infrastructure, and cost of living. If not, the bubble will likely burst...
We aren't drawing the same business / entertainment that Fargo and Minot do. Expensive air travel from here. Poor planning has created 3 separate shopping/commercial areas and it's not an easy drive between them.
An individual's personal vendetta that is leveraging social media to stop downtown and urban infill projects for personal gain.
taxes too high, manage growth
High cost of homes, monopoly on cable and internet, and a lack of health care facilities with the risk of Sanford becoming a monopoly.
High housing costs. It's so spread out that it takes significance time to go from one place to another.
Infrastructure
Poor planning by government officials.
A strong divide between developing to the North versus developing land with existing infrastructure
The lack of forward planning done by the city. There seems to be no thought in building a traffic network that can support the future growth. The city needs to improve it's infrastructure maintenance as well.
People's fear of change. The old guard population doesn't want Bismarck to change. They see small improvements as a threat to their status quo. Take the Main St traffic diet for example: it was an improvement that made sense but the general public didn't accept it.
A punch drunk focus on downtown development at the expense of the rest of the city
Infrastructure. North Washington expansion was 5 years behind. 43rd needs attention now. Just need to find a way to pay for it.
higher cost of living than any other major ND city
sprawl- I think this may be Bismarck's biggest problem. It's out of control!
Sprawl
Excessive taxation of homeowners. Too much corporate tax exemptions.
The need to fund infrastructure due to growth, and the special assessments that go with it which, along with property taxes, can burden a home owner for a long time. Other funding sources are needed.
The population is growing faster than the city can support.
Sprawl
Unbridled growth and the desire to be politically correct.
expensive housing and increased crime
Being a follower among larger communities in North Dakota; only making changes after other communities have done them first; not being progressive--being afraid of change.
City is too spread out, public transportation is pathetic, expensive housing market
housing cost and traffic
Growth
Not progressive enough and property taxes are high for our community

Change. Some fear it while others embrace it. We need to continue moving forward by listening to the COMMUNITY, not to private land developers with their own money-making agendas that fatten their pockets at the expense of others. There are not really strong neighborhoods. I think it loses a sense of place because of that.

The large number of trailer parks and ugly apartment buildings.

Better planning (streets and highways)

Housing Costs

Affordable housing, affordable child care

Cost of living is high

Increased tax rates, increased homeless population with inadequate services available, frivolous spending on unneeded projects.

There seems to be a click of rich folks who get what they want at the expense of everyone else

The elected officials don't get along with everyone. Politics and the power of some people with money is talking right now. That needs to change!

The 'need' to grow and expand, just for growth's sake.

Roads need to be repaired in all areas. Poor and rich areas of town. Also, housing (and everything) is too expensive for your normal, middle class folks. My husband and I make approx 80-90k a year and we cannot afford to move into a modest house. We have very little debt and still we cannot afford something a little bigger than our 1 bedroom condo. People shouldn't have to struggle to want an extra bedroom and bathroom in their home.

I feel that home and apartment builders are rushing to build developments and not taking the time to create good, high quality, functional buildings. I've found the new homes in town are poorly designed and lack the structural quality that will keep them in good condition over the years. It seems to be more about profit for the builder and less about quality for the customer.

sprawling issue

Non walkable.

## Opportunities

Providing millennials opportunities to be involved in local political subdivision activities, discussions and decision making processes.

More green spaces, parks and trails (unpaved). Increased walkability and recreation. Better architecture and landscaping. Multi-use buildings: Retail on street level, office/residential 2-4 floors. Less sprawling strip mall lots - Where people drive 100 yards to the next shop (even though it takes longer).

Bismarck is perfectly situated to make the right decisions concerning increased density, walkability, and technology. We haven't made a lot of irreversible mistakes yet, but we are close. The biggest opportunity for Bismarck right now is to spread the truth about sprawl, and promote and assist downtown core development in the areas of technology, affordable studio housing, and entertainment and culture.

Improve city infrastructure that is already in place instead of creating new and costly infrastructure

Shrinking our footprint and focus on infill

grow

Reinventing downtown and other commercial hubs (State Street core for instance) into 21st century, mixed-use, walkable neighborhoods.

The ability to recruit and retain young professionals and young adults for a more diverse community

To bring in smaller affordable same community homes

Affordable housing. This area is impossible to be a home owner when you are single even with a good job.

Step back from growth and create a strategic growth plan and zoning. Strengthen existing neighborhoods with parks and fill in development.

Restaurants and commercial stores

Growth

Stop focusing on downtown and the civic center. If you want an event center, put one up on expressway.

growth

Offer incentives to bring in business, manufacturing, etc. that offer good paying jobs.

I think the Kirkwood Mall area could expand east and create a retail area between it and Cashwise if the trailer parks were removed.

The city continues to be in a period of growth and we get to determine what that growth will look like.
More shopping and restaurants
Additional entertainment venues such as another event center for concerts/shows and a better facility for Bobcat's hockey team.
What we have all together in Bismarck is fantastic, improving on these fantastic things instead of sprawling Bismarck is a great opportunity. Make great things even greater.
Expansion of other parts of city other than downtown
Bismarck has a lot of restaurants, but most provide the same basic food. More diverse restaurants would be welcomed.
I see the local food movement picking up and that excites me! I have better access to locally grown food and opportunities to connect with farmers at the BisMarket.
It is the capital so as people leave small towns, they come here so growth should stay steady
Bismarck has a great opportunity to be a community that is fiscally responsible and can do the big hopes and dreams if the investors want to invest in it or if people of pet projects, landscaping, creating an ice rink want it they can fundraise for it.
North Bismarck expansion
Retail business and restaurants/bars
downtown outdoor ice skating rink
Growth. But here needs to be something to draw people here
To sustain a safe and family-friendly community
sensitive community growth with attention to aesthetics and neighborhood design.
Drawing in young professionals
Growth
In fill and keep working on having great parks/trail system.
The growth has been wonderful and hopefully it can be utilized to entice more people/companies to invest here.
Commercial river front development -
Actively grow along with the population
New event center that can bring attractive things to Bismarck. Current event center is either poorly run or not adequate for anything other than Hairball
Creating an event center on the north side of town
Growth
Small business growth. Clean energy jobs.
Manufacturing
Developing more around the Event Center
New faces still here from oil boom or still coming -- we can expand our horizons and become engaged with the greater world.
Smarter infrastructure planning and continuation of public-private investments will make the city economically more sound.
Manufacturing, access to water and power
The potential for the Downtown area. Expanding events at the Bismarck Events Center. Continue growing the area around Kirkwood Mall. More restaurants and things to do in the north part of town.
Growth
Growth
abundant room north of town for a Convention center complex to be built. Needs private funding.
Expanding outward (not the infill garbage we always hear about (
Building on a strong and growing economy to attract professionals, businesses and employers from outside of North Dakota.
Take on a better event facility to compete with Fargo
Combating urban sprawl
Expand to the north
Stop cramming high density housing in the subdivisions.
Develop the riverfront to attract visitors
Zoning requirements

Lots of newcomers who are looking for reasons to stay.
Fill in the empty spaces with parks and facilities that build neighborhoods, not sub-divisions.
Improve infrastructure and build a bigger north side event center.
Five South & new Missouri Valley Complex.
Repurpose buildings
Green space development in new housing developments.
Developable land
Invest in quality of life infrastructure
Bringing in new young professionals with the skills and ambitions this city needs to sustain growth.
The chance to become a modern midsize city that is also a destination.
Attract manufacturing companies, build affordable homes. Build middle class population, not just high income.
Keeping the young generation here to help the economy
Outdoor recreation, young professionals
More retail shopping.
New venue up north would be a great opportunity development
Grow
Retail, food trucks, Small business
Spreading out
The opportunity for more places like Sky Zone and new restaurants.
Growth for indoor ice and recreational center to encourage health and wellness did our youth
To utilize the natural area around us is
growing
To provide affordable housing.
Expansion
Add a business district along the river. Like a boardwalk with food, retail and lodging
growth
Need a building like Ralph Engelstad civic center is junk and for a capital city it's embarrassing we don't have a staple building
Shops and restraints along the river
Retail stores
Continue to take advantage of opportunities with the oil industry as that market slowly builds back. The opportunity is to be that peripheral hub for oil companies while not being right in the heart of the action.
Growth with economy, restaurants, shopping centers, and entertainment.
Dual sheet skating facility up north
Creating restaurants north in Bismarck and options in downtown
growing population
More restaurants. Weekends are a nightmare to go out and eat.
Immense growth with the improvement of housing priced
Discontinue Downtown TIF, include county residents in ET decisions
Greater shopping center in Gateway Mall.
A Cabelas and Fleet Farm.
Recruiting and growing our younger folks.
Expanding north with restaurants housing school & businesses
Build the new Gateway to Science Center and include a STEM-related children's museum.
The growth - Bismarck has become a retirement capitol because of health care, being close to family, can drive someplace in 10 minutes.
Expanding out.
More recreational facilities/multi use community center
Re vamping downtown and adding more grocery/ retail stores

Better use of land and really being practical on who the audience really is in Bismarck.
I see the city continuing to grow and improve.
Growing city
Investing in areas of town other than downtown.
Housing
Loosening restrictive codes and superfluous regulation on small businesses expanding.
Planning better for safe growth of neighborhoods and keeping businesses separate
Growth in schools, housing, recreation, to name a few
More departments stores
expanding
more upward development
Invest in unique housing, incentivize local shops and dining
Housing for active retirees and people with disabilities
Expanding retail and restaurants. I think people are willing to spend their money for the right things. I think restaurants such as noodles and co., chipotle, would do well in Bismarck. Also, trying to do something with gateway mall. I think it is a wasted area of space
North Bismarck
Commercial development along north Washington!
Expensive housing market
Developing housing centrally. Reinvigorate the central neighborhoods near downtown and Bismarck high
More affordable housing for retirement.
5 South
As Bismarck is growing, more young people are choosing to stay in town and start their families.
So many job openings to fill, make housing affordable.
The ability to turn downtown into a true social area with increased restaurants, bars, and walkable areas (possibly by turning certain streets into pedestrian only)
Steadily growing economy
Movement north
revitalizing and renovating older parts of town into greater and better use
Make main roads more efficient. Need more thoroughfares
Losing house prices
Lower taxes. Not waste money on overpriced schools and other buildings. Schools don't need to be that fancy.
Downtown apartments
Continuing to develop downtown as a destination for residents
Find some way of attracting young people to ND to fill all of the jobs.
Accessibility. The City is small enough to allow citizens to initiate change.
Technology and affordable housing
Being a Oil Field fringe city, i.e. controlled growth.
Bismarck could become a hub for concert activity by being int he central part of ND. But, if we continue to think the Event center will fit those needs we are crazy!! We need a new facility. Even Fargo realized a new facility was needed and with NDSU the Fargodome was born. We need a large dome type building that can easily house a great concert and provide parking at the facility. Event center can become a small event venue, but we need a large event venue. As populations increase throughout the US, we a well located to provide more avenues for commerce so we are no longer "in the middle of nowhere."
Revive main street and downtown as a social hub.
Build a heated skyway, connecting downtown businesses to keep people safe and allow for faster/safer E-W traffic.
With the growth slowing down we should take the time to plan future growth correctly.
Accommodating that population that wants to grow outward.
Revitalizing downtown and making it more walkable
The population expansion over the past few years

Industrial growth to the East along the interstate.
availability to revamp downtown, able to grow city outward (we have the room).
growth in businesses
improve downtown
Growth in downtown Bismarck to create a place community members can access and be able to walk to the businesses/restaurants.
Affordable housing and retail on the South side, heading out to the University of Mary.
Reduce cost of living.
lots of open space to the north of Haycreek Shopping District. Put in a large playground, trails for walking/biking, and that will bring more shoppers to that area.
Growing downtown is much appreciated; lots of opportunity to improve.
Keep building up in the downtown area.
Downtown area is really starting to flourish - keep up the positive growth!
Having the best, most beautiful downtown in North Dakota
Reverse snow bird opportunities. It is NOT fun to be in the south when it's 110. If we provided a place for people to "summer", I think they would come!
Revitalizing the downtown district to be classy, safe, and attractive
Its overall growth potential
As housing developments spread each direction, I'd like to see some spaces zoned commercial.
Downtown is great, make it exceptional with more housing, more culture, and updating the old.
To become more of a "walkable" community.
Downtown development - it's begun nicely, cannot stall now.
Wider roadways
Building culture and character into downtown
The current growth could be a positive if it's handled wisely.
Growth both north and southstreet
Innovation - doing things differently than in the past. Allowing things like 5 South to move forward. Seeing the benefits of expansion of the event center AND the ability to add some other venue up north (we can have both). A quality innovative design of the community we want to be is within our reach. We have to be willing to let it take shape
Continued growth
strengthening downtown, more parks, hiking trails
To expand downtown with Five South and other similar developments.
I think Bismarck is growing faster than it has ever grown. I think now is the best time to double down and work on planning and building a metro area. Working to get housing more dense and creating a more urbanized city. It needs to up its staff in planning and development and work on creating code that works to build up as well as out.
The capital city is one big opportunity to keep young professionals in this area to raise their families.
Not expanding
Developing paths/bike lanes
5 south project and other projects that help attract young professionals and new industries.
More access to malls, grocery stores, fuel stations.
adopt some functions that are proven in other cities that do a better job moving more traffic than Bismarck has
Ensuring 5 South gets completed.
More housing downtown, continue to add density and commercial opportunities there.
More affordable housing. More volunteer opportunities
Quite expanding the footprint and let the outlying areas fend for themselves.
Continued growth due to the areas power resources such as oil, wind, and hopefully continued use of coal. This creates many good paying jobs and continued strong economic growth and business opportunities.
Encouraging walkability, redevelopment/revitalization of some areas - find ways to maximize existing footprint instead of increasing it all the time.
the growth of the city, keeping residents and bringing in various different industries
We need to bring in more industry



Find a way to reduce cost of living to keep young people here and provide them the ability to strive professionally and financially.

Continue to grow downtown/stores/entertainment to retain young people and make Bismarck more appealing.

build a new and better events center on the outskirts of town. The civic center is becoming a dump and very dated

Doing a better job managing growth, planning for the future, making investments in infrastructure before it's an urgent need.

The development of the downtown area.

An influx of new people (demographers say we are growing!) could mean new ideas, unique opportunities.

Downtown development via Five South and Depot projects!

To revitalize downtown and make it more attractive for younger people to stay in Bismarck

Revitalization of Main Street

Better zoning!!! (I'm looking at you too, Mandan.)

Downtown development.

If housing prices decreased and pay was higher, then I think it would attract more young adults who are bachelor prepared.

Economic development and creating better jobs for future generations.

More housing in downtown.

Allowing for betterment of what already exists and responsible new development. Mixed use. Form Based Zoning for new developments. New Urbanism concepts. See the Smart Code.

Five South Development

A current opportunity would be to invest in a new event center in the north away from downtown where parking is not an issue and won't have to deal with the 5 south boondoggle. Build a venue to attract acts and events like Fargo and Grand Forks. This would actually pay for itself.

Downtown expansion.

Downtown

Grow the downtown area! Make it amazing. When people think about ND they should be thinking about Bismarck downtown and the capital grounds.

To continue to be a great place to raise kids

growth

densify urban development with mixed use

Natural setting is amazing. Anything the city does should look to enhance that. Increasing the connection to the outdoors.

Infrastructure Task Force recommendations on funding all city infrastructure development and maintenance in a creative manner.

Burgum's vision of a thriving downtown.

Improving Public Transportation

Downtown development

Continuing to improve downtown.

growth and ability to improve on community resources

Our ever increasing diversity in our local demographic should lead to increased opportunities to diversify our local economy

Incentivize urban infill

Keep up the lively downtown growth.

Further downtown development such as the South 5 project.

community redevelopment & infill. Some residents resist ANY change despite documented & researched need

Population growth

Downtown, increase walkability, more affordable places for young professionals to live

affordable housing

Continuing growth and development but it must be properly managed

Removal of the renaissance zone and property tax relief

The fact that the Governor is talking about reinventing government provides an opportunity for the City to think along those same lines and find new opportunities to provide more effective service delivery

Get young professionals involved in future design and development plans.
The ability to expand and add affordable housing that young people can afford without making six figures. The ability to actually have things to do for people who aren't alcoholics.
To make downtown Bismarck a business and consumer friendly place to be without moving ahead with the current large and expensive plan for a huge apartment building no one can afford to live in. Maybe use those funds to make improvements on things that already work, or make it look nicer. It's definitely grungy and dark right now. The art in the alleyways was a step in the right direction.
Growth
Growth in North Bismarck.
continued growth and managing it properly
5 South
To make sure new developments include all aspects of what makes our community great.
Continued growth in the northern neighborhoods. Build the neighborhoods and area that are already there instead of continuing to add on.
A river walk type area
Bismarck needs to ensure that it's growth is sustainable. All of the new developments need to be self supporting for maintenance of roads and infrastructure.
Bismarck has an opportunity to make their downtown the cultural center of the city, with great housing, retail, and landscaping- a place where people want to be and hang out!
Infill and Redevelopment of Bismarck proper
Expanded TIF zones outside of downtown.
To continue growing and still maintain its quality
Curbing urban sprawl
Reinvesting in infrastructure
With the coming oil boom, expansion of residential and commercial areas is needed.
Geographical location is great; take advantage of that; also realize the growth of Bismarck and the need for increased infrastructure, maintenance, and take advantage of the fact that Bismarck is the capitol city. Expand on the fact that Bismarck is the capitol city; make people WANT to visit Bismarck instead of Fargo.
Continuing to keep a foot in the past as a spring board for our direction today and tomorrow. Showing historic connection between the Missouri River and the historic core and suburbs of the city, then and now.
The Governor's Main Street Initiative and reinvesting in existing infrastructure. There is not a more economical way for a city to grow, period.
A budding downtown area that is in need of housing to match the business growth.
Beautiful city with lots of growth opportunity
so much potential for growth
growth
Control spending and bring respect back to City Hall Put the homeowners first, not pet projects downtown
More schools and green spaces - less townhomes (who really wants to live in one anyways?). There are no price perks to sharing a wall and they are not an attractive housing option. More newer, smaller single family homes would be helpful.
More affordable housing opportunities
Growing in every direction.
More green space and new schools
To beautify 83 coming into town. It seems ugly. I wish it could look more similar to entering from Mandan.
Affordable housing.
<b>Threats</b>
Time and dwindling infrastructure funds and resources to meet growth and continued maintenance needs.
Bismarck's biggest threat is sprawling out and forgetting to emphasize design and the downtown core. You instantly lose any walkability when large retail complexes that fall on Highways.
Everyone pushing fringe development.

The biggest threat is using the recent economic success to further expand our borders, build more on the fringe, invest in sprawling shopping centers, and divert money away from a struggling core that's seen recent success but needs help now more than ever to see it continue and ultimately help Bismarck as a whole to realize it's full potential for many years and decades to come
Not prepared to deal with our growing and diverse community.
slower economy
Adversarial politics resulting in stagnation, unwillingness to adapt. Keep doing/building the same thing.
Fringe development. Paving the prairie is environmentally, socially, and economically unsustainable. Bismarck is very dependent on agriculture and energy industries; a downturn in either industry could have significant effect on Bismarck. high cost of living - rent, flights, food, etc.
Housing cost, crippling roadway cost, other communities which have lower taxes and better amenities.
Urban sprawl – we're getting to big physically and need to embrace the local community.
Lack of adequate funding strategies for smart growth and sustainable development, complacency of the urgency of this issue
Urban sprawl, clustered residential development
The cost of living vs income
Sprawling
Lack of planning ahead for growth
Over built apartments and the rioters south of mandat
Lacking infrastructure
Keeping up with growth.
growing to big in the wrong areas which in turn will raise taxes for the citizens.
Continuing to spread everything out and making things more driving dependent
Expensive housing, low paying jobs, too far away from any of the major cities where is so much more to do.
Much of the employment has low to mid wages with fairly high living expenses. Need more affordable housing or higher paying jobs.
high cost of housing
Sprawl
Limitations to successful expansion of city
Certain people of Bismarck want to control Bismarck and the infrastructure. The small people of Bismarck need to step up and make a sound.
urban sprawl
Housing market. Cost far too much to build a home.
Unrestricted land development and planning.
Location. People want to leave for a better climate, larger city, more excitement.
Poor leadership which ignores the wishes of its residents. Lack of vision which coincides with our rural values. Lack of vision for city growth. Lack of cooperation with other political subs for future growth. Lack of leadership to work with other subs to direct the growth of Bismarck, not continually pplay catch up.
space
The economy
The poor ability to manage the received tax revenue, selling buildings off at a loss or less than market value.
Missing opportunities in community improvement by not engaging residents of Bismarck
Expence of living, no one has money for extra things ( cloths, car expenses that come up) so no spending outside of what there needs are.
ND economy
TIF districts and renaissance zones
Lack of leadership, inability to attract anything but more franchises and therefore inhibiting growth of good local businesses
Cost of housing outpacing wages.
Affordable housing options for our senior citizens. My parents at in their late 70s and early 80s and struggle living in their house but can't afford anything else. It would be nice to have a nice retirement community that is not just for the wealthy.

Increased crime and increased government involvement in economic and social matters.
Mayor Seminary and his boys club who keep spending tax payer money. Right, Jeff Ubl, with Ubl Designs?
high cost of living.
Shrinking economy.
High housing
Poor land use and access control by the city.
Over expansion
lack of money
budget shortfalls
Lack of a vision that benefits everyone. The huge hotel is a mistake. Go for small boutique hotels with character. Gentrification is going to ruin the downtown.
Lack of a large enough venue to attract entertainment.
Outrageous housing costs with lack of income increases. people can't afford to live here, especially the young college age students. Now that we have opportunity, we chase them away with rents over \$1k/month
Continuing to expand city limits, creating expensive infrastructure without creating the tax base to afford it.
Falling further behind cities like Fargo
Growth, if not successfully accounted for and planned.
Republican controlled govt. Big oil.
UGLY CEMENT everywhere. builders who do not include green space or small commercial areas in their developments. New roads being built and no attention paid to adding and taking care of trees.
High cost of housing
I have always felt its homogeneity is its biggest threat, as it drives out creative, smart, people, and stifles innovation and beauty.
New residential neighborhoods
growth we are unprepared for.
Failure to attract small businesses
Complacency and lack of long-term vision.
Dependence on oil.
Housing costs/property taxes.
Ourselves - we are so divided and un-willing to chip (taxes) in for services need yet, we complain when growth happens downtown, or a pothole doesn't get fixed or our streets are plowed to perfection.
Growth and expansion without logical or proper planning. This includes business (commercial), and residential (urban sprawl). Why not develop a workable and affordable a urban housing renewal plan around the downtown area.
Over priced housing, high taxes and poor roads.
Low-density development creates excessive fiscal pressure and could lead to traffic congestion. It should be addressed quickly.
Housing
Lack of considering beauty and art in urban planning. Our main drives are ugly and commercial with no concept of beauty or nature
Lack of professional land developers that have the vision to guide our community in orderly and efficient growth. The major developers in this community are only worried about their bottom line and not the continued success of the community. Owning land does not qualify one to be a professional and successful land developer.
New people coming in without the city having the forthought to plan accordingly.
Plunging revenues tax rebates for developers, lack Of spending on roads etc
Flight of young people.
High cost of living
Over investing in one area of town letting the rest of the town go
Increasing crime - cost of housing
Sprawl, traffic congestion, Republicans.
High housing prices
Developing downtown for the hipsters! Who pays for this?? So tired of catering to the millennial! What about the rest of us? No one developed an ideal living and recreating space for me. I adapted to what was available!

Opposition to change
Growing too fast
Negative attitudes towards community developments like Five South and other inner city improvements
Narrow minded people
Housing costs/quality of construction and unstable economy
Growing too fast
Trying out novel techniques for economic development rather than focusing on the fundamentals
Outdated visions with city development
Unbridled and unplanned for growth.
Traffic throughout city. Taking longer to commute everyday
Costly housing
Not keeping up with the city's growth
Resistance to change
Maybe over populating and not knowing who is a safe person or not. ??
Housing crash
A growing population that doesn't understand our way of life.
Low quality expansion
Keep putting money in the event center with no parking.
Expensive housing
Too many nay-sayers, lack of transportable infrastructure
Economic stagnation due to external economic factors. Likely increases in property tax. Increased population straining existing infrastructure. Apparent inability to balance economic development opportunities with the desire for low taxes
People moving to the eastern side of the state to get more affordable living.
cost of living going higher and traffic crime
Not funding our service and infrastructure priorities.
High housing cost, increased crime
Poor financing
Only focusing on growing downtown with my tax dollars.
A housing bubble. So many people bought during the housing boom that I'm afraid if we did buy a house right now we'd be upside down in it before the ink was dry on the loan papers.
not handling growth well
Not staying current with other new citirs
growing number of people moving here that seems to not have the communities best interest in mind. (Protestors)
Poor planning
"Sprawl"
Urban sprawl
Lack of infrastructure to support growth in both commercial and residential areas.
Greedy land developers who don't care about the challenges they create with sprawl
Housing prices, perhaps? I'm tempted to say weather, but nothing we can do about it.
The city isn't growing enough with the growing population
Possibly of out of control growth. If our city officials, county officials, developers, etc all work together, this should not be a problem.
Managing changes and growth positively, change isn't something all residents see as good or necessary but with the potential growth of the city it is necessary
Crime and substance addiction.
Overpopulation. Politicians overspending. Downtown tax breaks which could be spent on school additions.
Poor zoning locations and settings
Rapid growth (building related) without a high standard of quality or astetic.
growing population

Cost of living continues to unnecessarily spike.
Cost of living
Unaffordable cost of living
Cost of living vs. quality of life
The city is growing fast but our city government does not keep up. We need more law enforcement. More forward thinking. We have enough restaurants and banks - need more variety in businesses.
Over building
Fast popn. Growth
Lack of affordable housing and low overall wages
Too much concentration on downtown. Poor leadership.
Over population yet not enough grocery stores
EPA control and "green" factors
The biggest threat facing Bismarck is lack of affordable housing; no one will move there if they can't afford to live there.
Relying on outside economies to run development i.e. Agriculture and oil
Housing bubble breaks & property values decline.
Young families leaving due to lack of things to do and lack of affordable housing, rising property taxes, good ol' boys club.
Urban sprawl. Developers should be the ones paying for infrastructure to their developments.
Trying to be like other larger cities.
Housing prices and North/south access
Traffic..Urban sprawl
Spreading out to far. Need to grow within downtown!
Chain and franchises taking away from local eclectic nature of the people and the area
Zoning commission officials need to keep their distance and not have close relationships with business owners.
Housing for the Average income family
Cost of housing.
Infrastructure and coddling the downtown district. If all the efforts are made to grow downtown, there needs to be better and bigger parking facilities or all the money spent to develop the district, will be for naught.
Overpopulation..
rapid development
Over growing too quickly
Infrastructure and retail not keeping up with growth.
MDC merging with Sanford- Monopoly in Bismarck. Also the monopoly of grocery stores
High residential real estate prices
Housing is spread far.
Overly expensive housing market.
Cost of living compared to wages
Possible breaks in city planning.
Cost of living and crime increase.
Cost of living.
Urban sprawl -Washington Street south need improvement due to development
Over priced housing
Out of state people moving in and bringing more crime and freeloaders.
Safety when energy field booms happen as we have influx of new residents.
Over spending in the wrong areas.
crime/drugs/new cultural acceptance and being unable to be ready to deal with it
Continued population growth without simultaneous infrastructure growth/improvement.
without a university such as UND, or NDSU it is hard to get cultural activities, and ethnic restaurants to come here. How many different hamburger joints to we need. Yuck. The younger crowds move away for this lack of opportunity

Sprawl
Developments up north going up too quickly without any regard to traffic flow/roadways
Affordable housing and jobs for people with bachelor degree and higher.
Cost of living.
The fact that all the City can seem to concentrate on is downtown. It makes me angry!
Growing too much on the edges/building schools where there is nothing around them. i.e. Legacy, Horizon, Liberty, St. Mary's
Unplanned growth
Housing market being too high for the middle class.
Cost of living
High cost of living.
Cost of living
Not keeping up with all that comes with population growth.
The housing market.
High housing market
growing too quickly without intentionality
High cost of rental properties
Cost of living
Growing too fast for it's current infrastructure
Building too much on the peripheries. We don't want to become another Omaha!
rising housing market
growing too fast.
Housing is expensive.
With oil prices down and more people finding them self laid off or out of work. The housing prices haven't followed suit at all.
Too much housing.
Insanely-high pricing of homes, apartments
Expanding out rather than up
Public safety and inflated housing costs
Building out too far and the infrastructure/costs required for that.
It is expanding too rapidly and being overbuilt. Infrastructure resources can't keep up effectively.
Biggest threat is that it will grow bigger than it was ever intended to be and lose its youth
The continued push for TIF and Renaissance Zones. Continued rising costs of new homes in the area caused by regulations and policies from building and zoning departments.
House prices are almost unreasonable
Do goods in City Government who want to create housing downtown, open more bars and eateries. This is not the function of government.
"sprawl"
Cost of living and race relations...
Rise in cost of living and housing market
High cost of living and large income gap between the upper and middle classes
Managing that growth
growth
Over reaching city boundarys and poor fiscal management at city, park district and school district
Sprawl.
traffic jams
Suburban sprawl
Lack of options for people - retail, airlines, restaurants, affordable/reasonable housing
Bismarck grew with the boom but since then we have more housing opportunities than people that can afford them.

Limiting mindset opposed to growth.
Overexpansion/ overpopulation
Continued commercial overbuild of US 83 north of I-94.
The lack of foresight in city planning for a growing population and the problems and challenges this presents. We want to be a big city but aren't providing the necessary accommodations. This will be a turnoff to new individuals relocating to the area.
Growing too quickly
Not prepared for growth
Cost of living is higher than comparable markets in the midwest. Lack of affordable housing and property taxes that are higher than other midwest markets make it tough to stay here.
Over building
Poor planning and not recognizing what is needed to attract young people.
Cost of Living and a population scared of expansion
Complacency and lack of strategic growth plan
Not having some of the things bigger cities have
Housing bubble
The lack of funding as we grow, without putting added burden on the tax payers
Not being able to keep the middle class located here
Rents in the downtown retail area are going sky high. This could undo all of the growth that has already happened downtown. We do still have a long way to go with growing our downtown area.
The sprawl.
Not evolving to new opportunities
Living in the past. Not allowing new businesses in. Keeping speed limit at 25 on streets where commercial & retail businesses are located.
Ron knutson and big box stores.
Most of us don't want to live in a city consisting of mostly retired farmers that have contributed urban sprawl, resulting in a city with no sense of community or culture. Cheaper isn't always better. Quality over quantity. Vehicles must not control city planning.
Urban Sprawl - We already have two largely commercialized separate areas in town. If we continue to grow outward, we will need to have more and more which I think diminishes community. Growing upward reduces cars on the road and travel distance. It's greener and would accent the Main Street Initiative.
Lack of higher-end employment opportunities and not enough workers for the entry-level and lower end employment opportunities. Also the cost of living is very high - especially housing.
Over building apartment complexes.
Small minded leadership who try are trying to shape a city in their view rather than what is natural, cost effective and what the residents want.
No growth downtown owners.
urban sprawl
urban sprawl that doesn't really respect the natural landscape and makes commuting a bear.
Lack of affordable housing (\$150,000 to \$250,000) for first time home buyers and families coming to Bismarck to fill jobs.
Overbuild of commercial space. Lot of empty spaces
high cost of living. This can be a deterrent when trying to recruit employees to move to Bismarck.
Urban sprawl
Growing too large to manage. A line must eventually be drawn to shift the cost burden of a sprawling municipality to the developer, or at least away from the city
Too much growth too fast
The lack of affordable housing and entertainment
Not properly managing rapid growth by ensuring there are such things as adequate storm/drainage systems in place, adequate parks and green spaces ...
Lack of a sustainable funding mechanism for long-term, infrastructure improvements



The stupidity in investing money and giving breaks to downtown businesses. "But sprawl is bad", yeah well so is spending money that benefit the few owners downtown and wasting our money on that [REDACTED] when it could be spent on attracting business and developments that could help lower the overall cost of living. Besides, special assessments on the new stuff would pay for it anyways, since the city loves those so much.

Costs of housing

Government assisted housing. Leave that to Minnesota.

Infrastructure

Too big too fast.

Current leadership has great vision for the future. I worry that we will lose those leaders and have people who see big box stores and strip malls as a measure of success.

Major landowners and 'watchdog groups' threatening downtown development, legal incentivizing, and local elections.

The lack of compact contiguous development. The sprawl is going to kills the city financially with infrastructure. Distributed subdivisions that are discontinuous create a huge infrastructure liability and tax burden. Also, large lots do not pay for themselves. If you want to remain vibrant and able to maintain your city, you need to minimize your ever expanding footprint.

Not planning well for the growth that is happening,

Urban Sprawl or the medical campuses leaving downtown

The lack of an infrastructure plan. How will we pay for maintenance of new roads and infrastructure, along with police and fire protection.

Urban sprawl. Developers have taken full advantage of a favorable economy. Rather than thoughtfully designing neighborhoods for families, they commoditized our community to make a profit creating a burden for taxpayers. Our infrastructure and public works are suffering.

The divide between North Bismarck and Downtown. There is a compromise where all can be happy! Just need to bring everyone together and on the same team.

sprawl! It's out of control and so expensive for everyone living in Bismarck. It's not a sustainable way to grow a city.

Sprawl, sprawl, sprawl

Sprawling subdivisions that will over extend our tax base and bankrupt the city in maintenance and repair costs.

Urban Sprawl - neighborhoods with empty lots

Planning wisely for that expansion and updating and maintaining infrastructure.

urban sprawl

The fear of change, old ideas and big land developers that are promoting their own agenda which ends up costing the taxpayers big bucks.

Developing and sustaining a skilled workforce. Fewer high quality career opportunities compared to larger metros.

Infrastructure needs as we grow outside city limits

Taxes and the high gas and electricity prices

Lack of support for families in which both parents work. QUALITY, AFFORDABLE childcare is rare. Expensive, 1 adult per 15 toddlers, is typical. Businesses in Bismarck use deaf, disabled grandparents to try to claim that they have enough staff to care for children. I have personally witnessed older children being forced to sit in high chairs for many hours in a row in front of a TV. I also wonder if the deterioration of environment for children is associated with the increase in ADD and ADHD diagnoses in Bismarck.

Lack of long terms planning (thinking out of the box).

economic instability

aging population, and young buyers being unable to move into home ownership, causing them to not settle in to stay

Malignant capitalism - meaning making decisions based upon \$ and stock holders, not on the benefits of the people living here and making it a unique community.

Changes due to energy development and unrestrained growth in outer areas.

Cost of living

Not keeping up with growth

Incoming population, transportation through neighborhoods, doing too much quantity before quality

Sprawl on the north and south ends of the city.

Expensive housing market, with low quality constructed homes. I meet so many people, dual income couples who state they can not afford to purchase homes. They also complain that rentals are expensive. This alone can potentially lead to mass relocation.

Too much growth too fast