

BRAINERD PLANNING COMMISSION

Wednesday, December 11, 2013

6:00 p.m.

City Hall Council Chambers

1. Call to Order
2. Approval/Amendment of Agenda
3. Approval of minutes of the regular meeting of November 13, 2013
4. NEW BUSINESS
 - a. Public Hearing – Zoning Text Amendment Related to Dispensing of Medication for Opiate Addiction
 - b. Zoning Ordinance Text Amendment Proposal – Adding Interim Use Permits Related to Structure Demolition in Industrial Districts
5. PUBLIC FORUM – Time allocated for citizens to bring matters not on the agenda to the attention of the Planning Commission – Time limits may be imposed.
6. OLD BUSINESS
 - a. Trail Discussion
 - b. Whittier Property Community Meeting Recap
7. Commissioners' Questions/Comments
8. City Planner Report
 - a. Discuss Winter Workshop
9. Adjournment

Any individual needing special accommodations please call 218/828-2309

PLANNING COMMISSION
Wednesday, November 13, 2013

Chairman Mike Jay called the meeting of the Brainerd Planning Commission to order at 6:00 p.m. in the City Hall Council Chambers.

Noted present were Commissioners Pritschet, Hayden, Jay, Lambert, Norwood, and Cole. Commissioner Plantenberg was noted absent. Also present was City Planner Ostgarden.

#2 Approval/Amendment of Agenda

MOTION AND SECONDED BY COMMISSIONERS PRITSCHET AND LAMBERT, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#3 Approve minutes of the regular meeting of October 9, 2013

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND PRITSCHET, DULY CARRIED, TO APPROVE THE MINUTES FOR THE REGULAR MEETING OF OCTOBER 9, 2013.

#4 NEW BUSINESS

a. Trail Planning

City Planner Ostgarden stated because of the trail development in the last year we've had the opportunity to review what we have and what our priorities will be in the next few years. The Planning Commission developed a broad master plan trail map in 2007 that provided a corridor location for future trail construction and what is being used to move ahead with trail development.

City Planner Ostgarden stated there is a bond request in to extend the Cuyuna Lakes State Trail and connect it with the existing trail along College Drive. He reviewed other grants that have provided signage. He noted there are 10 miles of trail in town and approximately 17 miles of marked on-road bike routes in the community.

City Planner Ostgarden reviewed what is in the Comprehensive Plan regarding alternative transportation and the goal in the City Council Strategic Plan regarding a walkable/bikeable community.

City Planner Ostgarden stated there is a plan to work with MNDOT during the reconstruction of South 6th Street from Washington Street to Joseph Street in 2017. He stated there has been a meeting to discuss non-motorized amenities. He stated eh is looking into submitting a grant application to continue bicycle/pedestrian amenities past Joseph Street.

Discussion was held regarding connection of the Industrial Park Trail to the Buffalo Hills Trail.

City Planner Ostgarden reviewed the Mississippi Riverfront project. He stated they are working with the University of Minnesota to create design alternatives. He also spoke about the possible construction of a trail along 28th Street SE during the reconstruction next year.

Discussion was held regarding a trail in NW Brainerd along Riverside Drive and Beaver Dam Road.

City Planner Ostgarden asked the Commission to make a recommendation to the City Council on what trail project they would like to see next.

Commissioner Jay asked the Commissioners to bring a priority list to the December meeting on trail projects they would like to see done in the future.

Commissioner Lambert asked if there has been any discussion with the County or adjacent Townships regarding trail extensions. City Planner Ostgarden stated there hasn't been at this time. He noted there will be discussion with Oak Lawn Township if the Cuyuna Trail extension goes through.

#5 OLD BUSINESS

a. Small House and Infill Development

City Planner Ostgarden stated the infill requirements noted in the R-1 draft would apply for any new infill development in that residential district. He reviewed the draft definition and design standards for infill. He noted the feedback that was received from contractors/realtors was more on small homes than on infill development and design standards.

Discussion was held regarding the height requirement of thirty-five feet and possible draft language.

Discussion was held regarding lot area requirements and setbacks and building on previous footprints. The Commission agreed to add language allowing building on previous footprints within five years for infill development.

City Planner Ostgarden noted there was a discrepancy in language within the Zoning Code regarding dwelling size where one area states 750 square feet and another area states 1000 square feet. He stated this will need to be corrected.

City Planner Ostgarden stated he did get some responses from local realtors and contractors about small homes and the majority had more concerns than support.

Discussion was held on small homes regarding if it should be allowed as infill, dwelling size, accessory structures, design.

The Commission agreed to adjourn this discussion to a workshop.

Mr. Gary Sheeler, 923 Lakeview Lane, asked why this subject is being discussed and who is pushing this through. He stated he feels this is bringing the value of the city down. At a time there were 350 square feet homes in Brainerd, but the Planning Commission and the Council changed that to 750 square feet because they felt the small homes were not working so he's questioning why it is being changed back.

The Commission set a tentative workshop date of December 4 at 6:00 pm.

b. Methadone Clinics

City Planner Ostgarden stated he provided the Commission with draft language options to amend the Zoning Code regarding the location of methadone clinics. He stated he did this by looking at a more generic phrase of substance abuse outpatient clinics instead of specifying methadone clinics, which may cause issues with other types of clinics. He stated the easiest may be to permit methadone clinics as a conditional use in industrial districts.

City Planner Ostgarden stated he received information today from Essentia Director of Medical Services. He reviewed the letter noting how Essentia's clinics/hospital is licensed for methadone. He stated a letter was also received from Teen Challenge regarding how they dispense medicine for treatment.

Discussion was held regarding what language to use to specify this type of treatment.

James Lang, Treatment Director for Minnesota Adult Teen Challenge, stated he agrees with being specific to opiate treatment as that is the concern. He stated we need to be careful when using the language of "out-patient treatment" so it does not affect those clinics that are not part of the concern.

MOVED AND SECONDED BY COMMISSIONERS PRITSCHET AND LAMBERT TO APPROVE SETTING A PUBLIC HEARING FOR DECEMBER 11, 2013 TO AMEND THE ZONING CODE AS FOLLOWS: AMEND SECTIONS 515-61-2 (A)(3), 515-62-2 (E) AND 515-63-2 (E) ADDING LANGUAGE "EXCLUDING OUT-PATIENT TREATMENT FOR OPIATE ADDICTION" AND AMEND SECTION 515-70-5 (H) CLINICS FOR THE TREATMENT OF OPIATE ADDICTION. COMMISSIONER NORWOOD ABSTAINED.

c. Community Centers

City Planner Ostgarden stated this is on the agenda for the Commission to have any discussion after the City Council's decision to not move forward with amending the Zoning Ordinance to include the definition of community centers and to allow them in residential districts. He noted the School District will report to the School Board the outcome of the City Council's decision. He stated there are many entities looking at what the next step may be for the Whittier building.

Discussion was held regarding how to proceed with language for community centers. City Planner Ostgarden noted if the definition is approved it will apply to all zoning districts.

Additional discussion was held on how large a building would need to be to be defined as a community center.

The Commission agreed to move forward with the definition only of community centers at the December workshop.

#6 Commissioners' Questions/Comments

Commissioner Jay stated he would like the Commissioners to put serious thought into trail expansion ideas. Discussion was held on some areas for trail expansion such as the Mills property.

Commissioner Jay stated he agreed with the letter submitted by Ms. Sarah Hayden regarding Quiet Zones. Commissioner Pritschet stated he agrees with the idea, but it was more of a budgetary issue that was not economically feasible at this time.

#7 City Planner's Report

City Planner Ostgarden stated the City Attorney and I have been working on an ordinance that will be submitted to the City Council for consideration regarding level 3 offenders in the community. He stated there were concerns earlier this year about concentrating level 3 offenders in the downtown area and some property/business owners contacted the City Attorney regarding the concerns. He stated the ordinance is modeled after Duluth's ordinance, and will place distance (1000 feet) requirements between the level 3 offender residents in the community (i.e. each offender will have to reside farther than 1000 feet from another).

#8 Adjournment

As there was no further business the meeting adjourned at 7:48 p.m.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

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MEMO

TO: Planning Commission

CC: Mayor and City Council
Theresa Goble, City Administrator

FROM: Mark Ostgarden, City Planner 

DATE: December 3, 2103

RE: Agenda Addition – Public Forum

A goal of the City Council's Strategic Planning process is improved public communication. With that in mind it occurred to me that Planning Commission meetings do not include an opportunity for public input on a non-agenda item. Therefore to help facilitate its goal "Public Forum" has been added to the agenda.

The number of people that attend Planning Commission meetings is typically far less than City Council meetings and Public Forum may get little use, however adding "Public Forum" demonstrates the City Council is looking at all avenues for improved communication.

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is given that the City of Brainerd Planning Commission has initiated a public hearing to consider a text amendment of the Brainerd Zoning Ordinance Sections 515-61 B-2 Neighborhood Business District, 515-62 B-3 Central Business District, 515-63 B-4 General Business District, and 515-70 I-1 Light Industry District to consider amending/adding the following:

515-61-2: Permitted Uses

- A. Commercial establishments offering merchandise or services to the general public in return for compensation. Commercial buildings shall be limited to five thousand (5,000) square feet of floor area or less and include the following uses:
 - 3. Office Businesses-Clinic. Out-patient health services limited to general medical clinics and mental health providers *excluding out-patient treatment for opiate addiction*, physical therapy, chiropractors, dentists, orthodontia, oral surgeons, and opticians.

515-62-2: Permitted Uses

- E. Office business – clinic such as general medical clinics, medical labs, mental health providers, chiropractors, dentists, orthodontia, oral surgeons, opticians, physical therapy and other out-patient treatment *excluding out-patient treatment for opiate addiction*.

515-63-2: Permitted Uses

- E. Office business – clinic such as general medical clinics, medical labs, mental health providers, chiropractors, dentists, orthodontia, oral surgeons, opticians, physical therapy and other out-patient treatment *excluding out-patient treatment for opiate addiction*.

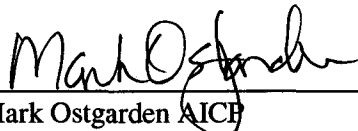
515-70-5: Conditional Uses

- H. *Clinics for the treatment of opiate addiction*

Notice is further given that the Planning Commission of the City of Brainerd will meet in the Brainerd City Hall Council Chambers, 501 Laurel Street, at 6:00 p.m., Wednesday, December 11, 2013 to consider the Text Amendment. A copy of the Text Amendment is on file at the City Planning Department, 501 Laurel Street.

Any individual needing special accommodations please call (218) 828-2309.

Dated this 27th day of November, 2013


Mark Ostgarden AICP
City Planner

Publication date: November 29, 2013

MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner *MO*

DATE: December 4, 2013

RE: Zoning Text Amendment - Industrial Districts Interim Use Permits

Staff is requesting that the Zoning Ordinance be amended to include industrial district site demolition by interim use permit.

Currently in the City of Brainerd demolition of any building and/or structure is permitted upon issuance of a building permit for demotion. The permit fee is forty (40) dollars and the permit is issued "over the counter" (administratively). This process is the same for a single family dwelling or an industrial building.

This process does not allow for conditions to be added to the permit, condition's which would be necessary to protect community health, safety and welfare. The only standards that would apply would be MPCA for noise and dust. However these are not standards that we administer.

There are many issues beyond MPCA standards that may to be considered for an industrial use demolition which include:

- Landscaping. How will a site be left once it is cleared?
- Vibrations
- Erosion
- Construction Waste/Debris. How is it handled and where is it going?
- Performance Bond. This ensures compliance with requirements.
- Transportation. What type will be used and what impact will the traffic have on a street(s)
- Concrete Crushing. Many sites have a considerable amount of concrete.
- Fencing. This is needed to secure the site and for screening.
- Signs
- Inspections/Reports
- Demolition/Excavation
- Project Contact Identification
- Inspections
- Project Oversight
- Work Plan

- Redevelopment Plan

There could be many more issues associated with an industrial site demolition. Issues that if not addressed could negatively affect the community health, safety and welfare.

The Interim Use Permit approval process provides the ability for the City of Brainerd Planning Commission and City Council to more thoroughly review an industrial site demolition and the process permits conditions to address the issues raised above. However the Zoning Ordinance does not permit issuing an Interim Use Permit for site demolition.

Following is the Minnesota State Statute Interim Use Permit language:

394.303 INTERIM USES.

Subdivision 1. Definition.

An "interim use" is a temporary use of property until a particular date, until the occurrence of a particular event or until zoning regulations no longer permits it.

Sub. 2. Authority.

Zoning regulations may permit the governing body to allow interim uses. The regulations may set conditions on interim uses. The governing body may grant permission for an interim use of property if:

- (1) The use conforms to the zoning regulations;
- (2) The date or event that will terminate the use can be identified with certainty;
- (3) Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and
- (4) The user agrees to any conditions that the governing body deems appropriate for permission of the use.

Any interim use may be terminated by a change in zoning regulations.

Sub. 3. Public hearings.

Public hearings on the granting of interim use permits shall be held in the manner provided in section 394.26.

City of Brainerd Zoning Ordinance Section 26 Administration - Interim Uses describes the process for reviewing an interim use permit.

Using the City of Sartell, MN as model for allowing industrial district demolition interim use permits, the following language is submitted for Planning Commission consideration for a zoning text amendment:

Decommissioning, which is defined as the significant removal of machinery from service within a site, or the demolition of existing buildings, pavement, structures or facilities, and/or site remediation for the purposes of leaving a property barren for an unspecified amount of time. A site plan shall be submitted and is subject to Section 10 of this Ordinance.

Attached are the I-1 and I-2 Districts sections with this language added.

Should the Planning Commission approve the proposal a public hearing on the amendment could occur at its January 8, 2014 meeting.

SECTION 70
I-1, LIGHT INDUSTRY DISTRICT

Section:

- 515-70-1: Purpose and Intent
- 515-70-2: Permitted Uses
- 515-70-3: Accessory Uses
- 515-70-4: Interim Uses
- 515-70-5: Conditional Uses
- 515-70-6: Uses by Administrative Permit
- 515-70-7: Lot Area and Setback Requirements
- 515-70-8: Building Height
- 515-70-9: Building Requirements

See Page 4

515-70-1: Purpose and Intent. To provide for the establishment of warehousing and light industrial development, particularly in the form of industrial parks. The overall character of the I-1 District is intended to have low impact character. Industrial uses allowed in this district shall be limited to those which can compatibly exist adjacent to both lower intensity business uses and high intensity manufacturing uses but which require isolation from residential uses. This district may also incorporate general office and commercial uses.

515-70-2: Permitted Uses.

- A. Conducting a process, fabrication, wholesale operation, manufacturing or providing a service, including any of the following or similar uses meeting the performance standards applicable to the I-1 District, provided that all development uses in the I-1 District are conducted wholly within a building:
1. Machine shops.
 2. Paper products from previously processed paper.
 3. Electronics assembly and testing.
 4. Commercial printing and publishing establishments.
 5. Laundry, dry cleaning or dyeing plants.
 6. Food/beverage processing.
 7. Cosmetics/toiletries
 8. Drugs and pharmaceuticals.
 9. Beverage bottling.
 10. Recycling center.
 11. Woodworking.
 12. Retail sales operated by non-profit organizations to benefit said non-profit organizations by selling items primarily related to the building industry.
- B. Radio and television studios.

- C. Research laboratories.
- D. Warehousing and wholesaling.
- E. Guard/Reserve facilities.
- F. Automobile body shop and transmission repair subject to the following conditions:
 - 1. All outdoor storage of vehicles shall be screened by at least a six (6) foot fence, but not in excess of eight and one-half (8½) feet in height, and shall be ninety (90) percent opaque fence.
 - 2. Any vehicle parked or stored on the property for longer than twenty-four (24) hours shall be kept in the screened yard.
- G. Government and public utility buildings and structures.
- H. Office business – general such as professional administrative or clerical service operations such as attorneys, financial advisors, insurance, travel and real estate.
- I. Contractor offices.
- J. Essential services as regulated by Section 36 of this Ordinance.
- K. Retail sales operated by non-profit organizations to benefit said non-profit organizations by selling items primarily related to the building industry.
- L. Electrical/Plumbing/Heating/Air Conditioning products and parts.
- M. Metal Sales such as steel and other raw materials.
- N. Construction equipment sales and repair.
- O. Truck and semi tractor/trailer sales and repair.
- P. Sale of parts and sale and repair of tires for construction equipment and semi tractor trailers.
- Q. Sales and distribution of propane, acetylene, helium, CO2 and similar tanks.
- R. Commercial sales incidental to the manufacture, processing or wholesaling of products manufactured on, processed on or wholesaled from the premises. The sales area shall be segregated from the principal use of the building.
- S. All commercial uses permitted in B-1, B-2, B-3, B-4, and B-6 zoning districts are permitted when the commercial use has access on an arterial or collector road.

515-70-3: Accessory Uses.

- A. Off-street parking as regulated in Section 22 of this Ordinance.
- B. Off-street loading as regulated in Section 23 of this Ordinance.
- C. Signs as regulated in Section 37 of this Ordinance.
- D. Residence for night watchman or other security personnel.
- E. Commercial or business buildings not to exceed thirty (30) percent of the gross floor space of the principal building and shall be of the same material and design as the principal use.
- F. Fences as regulated in Section 19 of this Ordinance.
- G. Radio and television receiving antennas, satellite dishes, TV Receive Only (TVRO) three (3) meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers as regulated by Section 35 of this Ordinance.
- H. Outdoor storage accessory to a principal use provided that:
 - 1. The storage area is landscaped and screened from view of neighboring uses, residential zoning districts, and public rights-of-way per Section 20 of this Ordinance.
 - 2. Storage area is fenced in a manner approved by the City.
 - 3. Storage area is paved or surfaced to control dust and erosion.
 - 4. All lighting shall be in compliance with Section 18 of this Ordinance.
 - 5. The storage area does not take up parking space or loading space as required for conformity to this Ordinance and not in front yards.
 - 6. The property shall not abut property zoned for residential, rural, or business use, including land in a neighboring township or city. "Abutting" includes across a street. "Abutting" does not include properties that touch only corner to corner.
 - 7. The storage area shall not abut a school or a public park.
 - 8. The ratio of storage area to building footprint shall not exceed three and one-half to one (3.5:1).

9. Storage shall not include material considered hazardous under Federal or State Environmental Law.

515-70-4: Interim Uses.

A. Outdoor storage as a principal use provided that:

1. All storage is screened from view of neighboring uses and public rights-of-way via a fence or green belt planting strip or combination thereof in compliance with Section 20 of this Ordinance.
2. The storage area does not take up parking space or loading space as required for conformity to this Ordinance.
3. All lighting will be in compliance with Section 18 of this Ordinance.
4. The storage area is fenced and secured as regulated by Section 19 of this Ordinance.
5. The storage area is paved or surfaced to control dust and erosion.
6. All parking, loading and truck staging activities shall occur on site. On-street parking and loading associated with the use is prohibited.
7. Noises emanating from the use are in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota Regulations MPC 7030.

B. Billboard signs as regulated by Section 37 of this Ordinance.

C. DECOMMISSIONING, WHICH IS DEFINED AS THE SIGNIFICANT REMOVAL OF MACHINERY FROM SERVICE WITHIN A SITE, OR THE DEMOLITION OF EXISTING BUILDINGS, PAVEMENT, STRUCTURES OR FACILITIES, AND/OR SITE REMEDIATION FOR THE PURPOSES OF LEAVING A PROPERTY BARREN FOR AN UNSPECIFIED AMOUNT OF TIME. A SITE PLAN SHALL BE SUBMITTED AND IS SUBJECT TO SECTION 10 OF THIS ORDINANCE.

515-70-5: Conditional Uses.

- A. Outdoor sales lot, provided that all outdoor storage be screened by a fence or compact evergreen hedge at least fifty (50) percent opaque at least six (6) feet high at time of planting.
- B. Bulk liquid storage provided that:

1. All applicable Minnesota Pollution Control Agency requirements are satisfactorily met.
2. A drainage system subject to the approval of the City Engineer shall be installed.
3. Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with Section 20 of this Ordinance.
4. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer.
5. All storage tanks shall be located in the rear yard not less than twenty-five (25) feet from any property boundary lines and setback one hundred fifty (150) feet from any adjoining residential zoning district. No tanks shall be permitted in the front yard or side yard abutting public rights-of-way.
6. Storage tanks shall be surrounded by twenty-five (25) feet of open area. Storage of any kind is prohibited in said open area, except equipment incidental to the storage tank. Approved parking must be set back ten (10) feet from any storage tank.
7. Storage tanks shall be set back from existing structures, as outlined in the Fire Code, based on tank size.
8. All bulk storage plans and processes shall be subject to review and approval of the Fire Department.
9. Storage tanks shall not interfere with site circulation, including but not limited to, parking, driveway, curb cuts, and loading areas.
10. A wire weave/chain link security fence shall be required around all storage tanks. The location of said fence shall be as per the Uniform Fire Code.
11. Storage sites shall be accessible by service and emergency vehicles.
12. All filling valves of the storage tanks shall be enclosed and have locking devices.
13. A warning sign shall be required for every tank and shall be placed in a conspicuous location, directly on the tank indicating a supplier's name, address, phone number, that highly flammable and dangerous material is stored therein, and that no smoking requirements must be observed or a sufficient warning to that effect. Said signage may not exceed four (4) square feet.
14. Provisions are made to control and minimize noise, air and water pollution.

- C. Planned Unit Developments (PUD) as regulated by Section 11 of this Ordinance.
- D. Placement and operation of outdoor wood burning furnaces subject to the following conditions:
1. Outdoor wood burning furnaces shall be located at least twenty-five (25) feet from all property lines.
 2. The outdoor wood burning furnace shall be located on a property in compliance with manufacturer's recommendations and/or testing and listing requirements for clearance for combustible materials.
 3. The outdoor wood burning furnace shall be located at least one hundred (100) feet from any building that is not served by an outdoor wood burning furnace.
 4. The chimney height of any new outdoor wood burning furnace shall extend at least two (2) feet above the peak of any building not served by an outdoor wood burning furnace within three hundred (300) feet.
- E. Animal hospital, clinic, kennels and shelters provided that:
1. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.
 2. Animal carcasses are properly disposed of in a manner not utilizing on-site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal.
 3. A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between sixty (60) and seventy-five (75) degrees Fahrenheit.
 4. A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals.
 5. Indoor animal kennel floors and walls shall be made of non-porous materials or sealed concrete to make it non-porous.
 6. Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.
 7. All State Health Department and Minnesota Pollution Control Agency requirements for such facilities are met.

F. Trade/specialty schools.

G. Mini self storage facilities provided that:

1. At least twenty-five (25) percent of the site is open green space and landscaped in accordance with a plan approved by the City Council.
2. No buildings shall be located closer than twenty-five (25) feet to each other to allow for parking, loading, driveway, and fire lanes.
3. No single building shall be greater than one hundred fifty (150) feet in length.
4. All structures are to be within two hundred (200) feet of a fire hydrant.
5. All driveways and parking areas are to be hard (blacktop or concrete) surfaced and adequate turning radius for fire truck maneuverability is to be maintained throughout the site. Designated snow storage space is to be provided to insure adequate and safe access during winter months.
6. Any structures having exposure to an adjacent residential use or public right-of-way, park, or similar public use areas shall be of vinyl, brick, natural stone, wood, or stucco facing material.
7. No retailing, wholesaling, manufacturing, repair, or other such activity other than storage is to occur within the self storage, mini warehousing facility.

515-70-6: Uses by Administrative Permit.

- A. Personal wireless service antennas as regulated by Section 35 of this Ordinance.
- B. Telecommunication towers as regulated by Section 35 of this Ordinance.
- C. Temporary mobile towers as regulated by Section 35 of this Ordinance.

515-70-7: Lot Area and Setback Requirements.

Lot Area	24,000 square feet
Lot Width	100 feet
Front Yard Setback	40 feet
Side Yard Setback, internal lot	10 feet
Side Yard Setback, corner lot	20 feet
Setback from adjacent residential zoning	100 feet
Rear Yard Setback	30 feet

515-70-8: Building Height. No more than thirty (30) feet, however, building heights in excess of the prescribed standard may be permitted through a Conditional Use Permit, provided that:

1. The site is capable of accommodating any increased intensity of use.
2. Any increased intensity of use does not cause an increase in traffic volumes beyond the capacity of the surrounding streets.
3. Public utilities and services are adequate.
4. The front and side yard setbacks shall be increased one (1) foot for every foot of height in excess of thirty (30) feet.

515-70-9: Building Requirements.

- A. Minimum Floor Area: Industrial and/or commercial buildings (principal structure) having less than one thousand (1,000) square feet of floor area may only be allowed upon approval of a Conditional Use Permit.
- B. Exterior building elevations shall be as regulated in Section 17 of this Ordinance.

SECTION 71
I-2, GENERAL INDUSTRY DISTRICT

Section:

- 515-71-1: Purpose and Intent
- 515-71-2: Permitted Uses
- 515-71-3: Accessory Uses
- 515-71-4: Interim Uses
- 515-71-5: Conditional Uses
- 515-71-6: Uses by Administrative Permit
- 515-71-7: Lot Area and Setback Requirements
- 515-71-8: Building Height
- 515-71-9: Building Requirements

See Page 2.

515-71-1: Purpose and Intent. The purpose of the I-2, General Industrial District is to provide for the establishment of heavy industry and manufacturing development and use which because of the nature of the product or character of activity, requires isolation from residential and commercial uses.

515-71-2: Permitted Uses.

- A. Any use permitted in the I-1 District as regulated herein.
- B. The manufacturing, compounding, assembly, packaging, treatment or storage of the following products conducted within a building and consistent with all performance standards outlined in this Ordinance:
 - 1. Brewing; cement; stone cutting; brick; glass; wet or dry mill working; metal polishing and plating; paint (pigment manufacturing); vinegar works; rubber products; plastics; meat packing; flour, feed and grain milling; vegetable canning and processing; lime; gypsum and plaster of paris; and similar uses.
- C. Adult Establishments as regulated by Section 33 of this Ordinance.
- D. Warehousing and distribution facilities.
- E. Wholesale businesses.
- F. Tire vulcanizing and recapping.
- G. Major auto and truck repair.

515-71-3: Accessory Uses.

- A. Accessory buildings and structures not exceeding thirty (30) percent of the gross floor area of the principal building.
- B. Fences as regulated by Section 19 of this Ordinance.
- C. Off-street loading as regulated by Section 23 of this Ordinance.
- D. Off-street parking as regulated by Section 22 of this Ordinance.
- E. Signs as regulated by Section 37 of this Ordinance.
- F. Radio and television receiving antennas, satellite dishes, TV Receive Only (TVRO) three (3) meters or less in diameter, short-wave dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, ham radio transmitters and television receivers as regulated by Section 35 of this Ordinance.
- G. Brewery tasting rooms and product sales provided these do not occupy more than ten (10) percent of the site.

515-71-4: Interim Uses.

- A. ~~None.~~ DECOMMISSIONING, WHICH IS DEFINED AS THE SIGNIFICANT REMOVAL OF MACHINERY FROM SERVICE WITHIN A SITE, OR THE DEMOLITION OF EXISTING BUILDINGS, PAVEMENT, STRUCTURES OR FACILITIES, AND/OR SITE REMEDIATION FOR THE PURPOSES OF LEAVING A PROPERTY BARREN FOR AN UNSPECIFIED AMOUNT OF TIME. A SITE PLAN SHALL BE SUBMITTED AND IS SUBJECT TO SECTION 10 OF THIS ORDINANCE.

515-71-5: Conditional Uses.

- A. Coal, tar, creosote, concrete or asphalt processing or distillation and acid manufacturing provided that:
 - 1. All applicable Minnesota Pollution Control Agency requirements are satisfactorily met.
 - 2. A drainage system subject to the approval of the City Engineer shall be installed.
 - 3. Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with Section 20 of this Ordinance.

4. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer.
 5. Provisions are made to control and minimize noise, air and water pollution.
- B. Storage, utilization or manufacture of materials which could decompose by detonation, including but not limited to dynamite, trinitrotoluene (TNT), nitroglycerine, guncotton, blasting caps and cartridge primers.
1. All applicable Minnesota Pollution Control Agency requirements are satisfactorily met.
 2. Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with Section 20 of this Ordinance.
 3. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer.
 4. Provisions are made to control and minimize noise, air and water pollution.
- C. Auto wrecking or salvage yard, junk yard, used auto parts, and similar uses, provided that:
1. The use is screened by a fence or compact evergreen hedge which is at least fifty (50) percent opaque and at least six (6) feet high.
 2. Outside storage area is adequately surfaced to control dust and drainage.
- D. Kilns, forges or other heat processes fired by means other than electricity.
- E. Commercial stockyards and slaughtering of animals provided that the use complies with all Federal regulations including USDA rules and regulations.
- F. Placement and operation of outdoor wood burning furnaces subject to the following conditions:
1. Outdoor wood burning furnaces shall be located at least twenty-five (25) feet from all property lines.
 2. The outdoor wood burning furnace shall be located on a property in compliance with manufacturer's recommendations and/or testing and listing requirements for clearance for combustible materials.
 3. The outdoor wood burning furnace shall be located at least one hundred (100) feet from any building that is not served by an outdoor wood burning furnace.

4. The chimney height of any new outdoor wood burning furnace shall extend at least two (2) feet above the peak of any building not served by an outdoor wood burning furnace within three hundred (300) feet.
- G. Crude oil, gasoline, liquid fertilizer or other liquid storage provided that:
1. A drainage system is installed subject to the approval of the City Engineer.
 2. Provisions are made to control and minimize noise, air and water pollution.
- H. Refuse/garbage collection, recycling and incineration or reduction of waste material provided that:
1. The storage of refuse or garbage in the front yard shall be prohibited.
 2. Vehicle parking and storage areas are screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with Section 20 of this Ordinance.
 3. Vehicle parking/storage areas shall be hard surfaced with a bituminous material with curb and gutter to control dust and shall be screened from view of neighboring uses and public rights-of-way.
 4. The site shall be maintained free of litter and any other undesirable materials and will be cleaned of loose debris on a daily basis.
 5. Parking of commercial vehicles shall be subject to the provisions of Section 22 of this Ordinance.
 6. All in bound and out bound trucks and equipment, excluding employees' personal vehicles, shall be restricted to designated routes established by the City, except for times when providing collection service to customers within the City limits.
 7. The hours of operation shall be limited as necessary to minimize the effects of nuisance factors such as traffic, noise, and glare upon any existing neighboring residential uses, or residential zoning districts.
 8. Provisions are made to control and minimize noise, air and water pollution.
- I. Trucking terminals provided that:
1. Vehicular access points shall be located along arterial streets and shall be limited and designed and constructed to create a minimum of conflict with through traffic movement.

2. A drainage system subject to the approval of the City Engineer shall be installed.
 3. Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with Section 20 of this Ordinance.
 4. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer.
 5. Provisions are made to control and minimize noise, air and water pollution.
- J. Outdoor service, sale and rental as a principal or accessory use, provided that:
1. Outside services, sales and equipment rental connected with the principal use is limited to fifty (50) percent of the gross floor area of the principal use.
 2. Outside sales areas are fenced and screened from view of neighboring properties and public rights-of-way in accordance with Section 20 of this Ordinance.
 3. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or neighboring properties as regulated by Section 18 of this Ordinance.
 4. Sales area shall be hard surfaced to control dust and drainage.
- K. Recycling Centers.

515-71-6: Uses by Administrative Permit.

- A. Personal wireless service antennas as s regulated by Section 35 of this Ordinance.
- B. Telecommunication towers as regulated by Section 35 of this Ordinance.
- C. Temporary mobile towers as regulated by Section 35 of this Ordinance.

515-71-7: Lot Area and Setback Requirements.

Lot Area	40,000 square feet
Lot Width	150 feet
Front Yard Setback	40 feet
Side Yard Setback, internal lot	10 feet
Side Yard Setback, corner lot	20 feet
Rear Yard Setback	30 feet
Setback from adjacent residential zoning	100 feet

515-71-8: Building Height. No more than thirty (30) feet, however, building heights in excess of the prescribed standard may be permitted through a Conditional Use Permit, provided that:

- A. The site is capable of accommodating any increased intensity of use.
- B. Any increased intensity of use does not cause an increase in traffic volumes beyond the capacity of the surrounding streets.
- C. Public utilities and services are adequate.
- D. The front and side yard setbacks shall be increased one (1) foot for every foot of height in excess of thirty (30) feet.

515-71-9: Building Requirements.

- A. Minimum Floor Area. Industrial buildings (principal structure) having less than one thousand (1,000) square feet of floor area may only be allowed upon approval of a Conditional Use Permit.
- B. Exterior Building Elevations.
 - 1. Structures with ribbed steel are approved in all Industrial Districts. For the distance of a minimum of three (3) feet above the natural ground line of the structure, it must be constructed with veneer or use of alternate material on the street side. The building plan must bear the signature of a structural engineer licensed as such by the State of Minnesota.
 - 2. Any structure in an Industrial District within three hundred (300) feet of Business TH 371, TH 210, TH 25, TH 18, Oak Street or County Road 3 shall comply with the Commercial exterior design standards as outline in Section 515-17-3 of this Ordinance.
 - 3. Accessory Buildings. Accessory buildings shall be constructed of building materials to match the principal structure and comply with the building material requirements of this Ordinance.
 - 4. In all zoning districts, mechanical equipment such as heating, ventilation, or air conditioning units located anywhere on the property shall be screened and painted to match the building exterior.
 - 5. Mechanical equipment such as heating, ventilation or air conditioning units shall be directed away from adjacent residential properties.

MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner *MO*

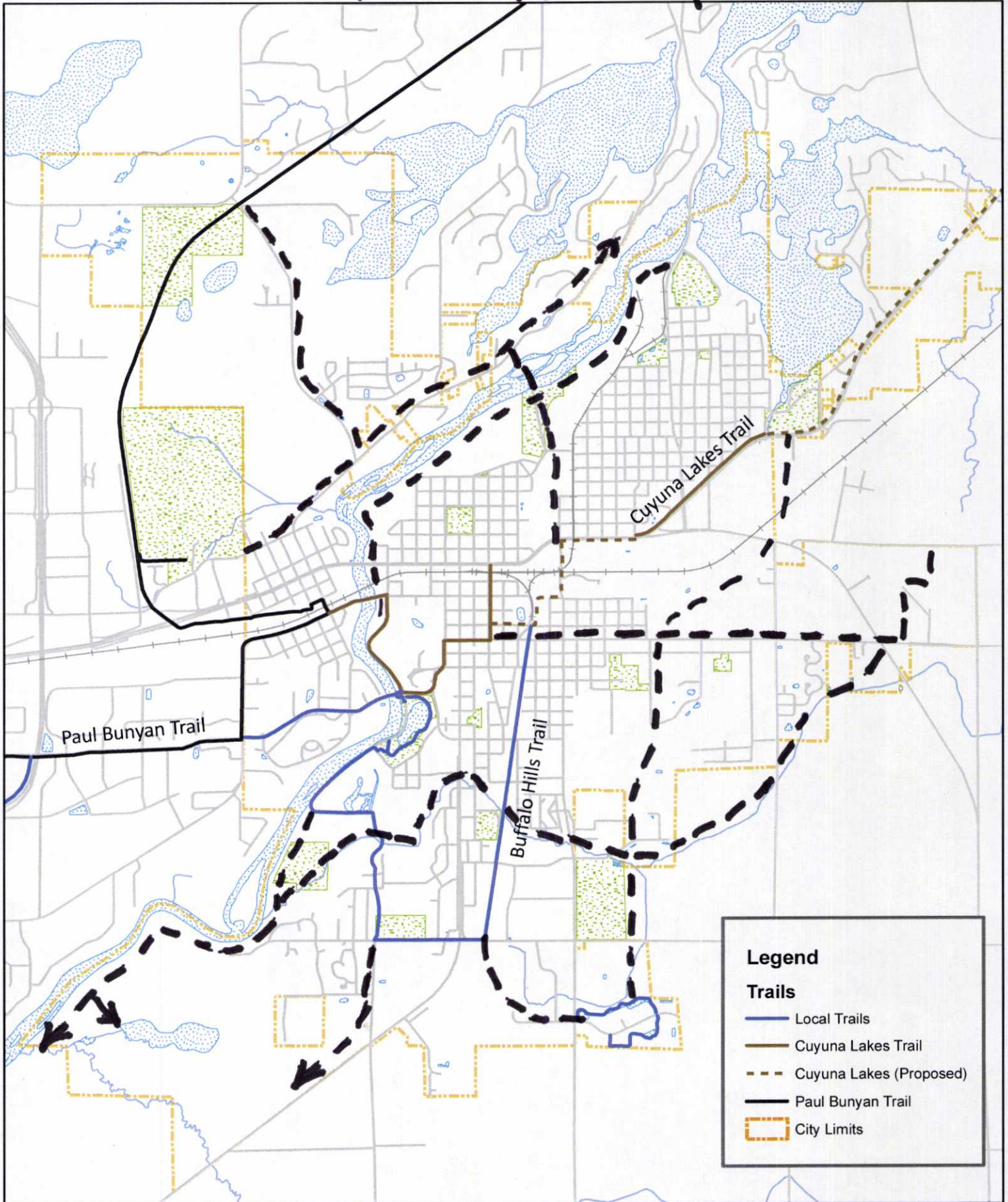
DATE: December 4, 2013

RE: Trail Discussion

At the November meeting Chairman Jay requested each Commissioner bring their trail construction priorities to the December meeting. Commissioner Hayden has submitted her priorities in case she cannot attend the December meeting.

Attached is a copy of the Trail Master Plan Map that was developed several years ago.

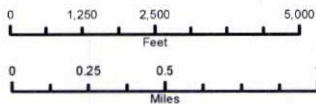
Trail Master Plan Map



Legend

Trails

- Local Trails
- Cuyuna Lakes Trail
- - - Cuyuna Lakes (Proposed)
- Paul Bunyan Trail
- - - City Limits



Disclaimer: This map is intended for reference purposes only and is not a legally recorded map nor survey. The City of Brainerd shall not be liable for any damages or claims that arise due to accuracy, availability, use, or misuse of the information herein pursuant to MN Statute 466.03 Subd 21.

As houses get bigger, some opt to downsize into 'wee' homes

Orlando Sentinel (FL), 2013-12-05



At first glance, the pint-sized cypress-wood cabin Emily Faulconer is building looks like a hand-hewn, portable home for hobbits.

Just 200 square feet, Faulconer's future wee home in Osteen, Fla., is set atop a special trailer that she plans to eventually make her permanent home. It will include bare-bones amenities such as a mini-kitchen and tiny bathroom and living area, constructed in a cheaper and more environmentally friendly space than a sprawling suburban home.

"I like living simply," said Faulconer, a 31-year-old assistant professor of chemistry who chose the tiny lifestyle after escaping a sprawling 2,300-square-foot home she no longer could afford.

While home sizes have gotten larger in the past few decades, a small-house movement is afoot, advocating downsizing to save money and put less strain on the environment. Champions of the cause don't have a hard-and-fast way to define a "small" home, which can be as small as Faulconer's or the bigger _ but still itty-bitty _ rental cottages built by builder Jack E. Smith in Tavares., Fla.

His tropical-themed cottages top out at 576 square feet for two bedrooms and go as small as 424 square feet. Smith hopes his houses, which feature vaulted ceilings and granite kitchen countertops, will give residents a sense of home without the frills.

"It's kind of like the hotel-room concept," Smith said. "We go there to shower and sleep. It's a sense of home without all the extras."

Leading the "tiny home" charge are builders such as Dan Louche, who tours the country teaching people how to build miniature homes like Faulconer's. Louche, owner of Tiny Home Builders of DeLand, Fla., said many aspiring homeowners watched their dreams slip away as the housing market crumbled. Those building smaller houses, on the other hand, can often finance one without taking out a mortgage.

"They can save up to live in a house for free after just two years," Louche said.

The shift in attitude flies in the face of new-home construction trends. The post-recession building trend has been to go bigger, not smaller, said Stephen Melman, director of economic services director for the National Association of Home Builders. Melman attributes this to tighter lending rules that have kept many first-time buyers from the market.

"By and large, builders are building to the market," Melman said. "What buyers are out there tend to be higher-income right now, so they're purchasing larger homes."

Historically, home sizes have grown 50.9 percent during the past 39 years, based on census data. In 1973, the average new home reached 1,660 square feet and had ballooned to 2,505 square feet by 2012.

Though Americans are known for sprawling homes with the latest appliances and spare bedrooms, those who live small say having less stuff means having less stress and staying organized.

"Basically, there's a lot of stuff that can just be done away with," said Gregory Johnson, president of the Iowa-based Small House Society. "A lot of it is not an architectural challenge. It's an internal challenge."

Faulconer, who teaches at Embry-Riddle Aeronautical University in Daytona Beach, Fla., spent two years living in a recreational vehicle to prepare to live in her cabin on wheels. She ditched dozens of pairs of shoes, blue jeans and some artwork so she could fit in the smaller space.

"One thing that I really like about the small space is you really have to keep things organized," she said. "Because one or two things out of place is very visible and makes it cluttered."

But those choosing to construct smaller homes can face obstacles including local building codes. Smith, for instance, had to get a special city ordinance to build his tiny homes so close together on one lot.

Louche said it's typical for many living in "tiny" cabins to "fly under the radar" for fear of being shut down by government code enforcers.

"Most people just kind of do what they're going to do and see how it turns out," Louche said, adding that some people chose to build to local RV or mobile-home codes.

Faulconer, meanwhile, expects to finish her petite cabin by the end of January, complete with hardwood floors, a kid-sized dishwasher and a lofted bed for less than \$20,000.

"It feels great because I've got zero debt on it right now," she said. "Everything I have on it's paid for."

Planning Minnesota



American Planning Association
Minnesota Chapter

November-December 2013
Volume 32, Number 6





American Planning Association
Minnesota Chapter

Making great communities happen

November-
December
2013

Planning Minnesota

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Published by: The Minnesota chapter of the American Planning Association (APA MN) publishes this newsletter on a bimonthly basis.

Submissions: We welcome articles, letters to the editor, photos, calendar items, project profiles, planners on the move items, and other news. Send all submissions via e-mail to: apamnnewsletter@gmail.com.

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Updates From the National Leadership Meetings



From the Desk of the President

First of all, I'd like to take a moment to thank you all who attended the 2013 APA MN Chapter Conference in Rochester in September! As usual, we had a great number of registrants and many high quality sessions. A special thanks to conference co-chairs Lance Bernard and Melissa Poehlman for their commitment to ensure the success of our event, and to all the volunteers who helped with the conference.

As you know, the end of one conference symbolizes the beginning of planning for the next one, which will be in Duluth on October 1st through the 3rd of 2014, so mark your calendars. The Duluth contingent of planners have already met and started to plan the event line-up!

I wanted to provide a couple of updates from the National Leadership meetings in D.C. last month (thanks to Adam Fulton, your esteemed treasurer, for attending in my place!) First off, the plan for consolidating elections on a national level is progressing, however slowly. There will be big changes coming to the chapter related to this issue, including a bylaw change and a new process for conducting chapter elections (different time of year and different cycle of elections). Stay tuned for more details in 2014!

Also, APA National is currently revising the core competencies for the AICP exam, as well as the planning profession overall. They are seeking to establish those core skills that planners should have at an entry level, mid-level, senior level, and AICP level of planner, as well as establishing those skills needed in different areas of specialty. The APA MN Board will be discussing this in more detail (and how to contribute as a chapter) at their retreat in January, but keep a look out for more information on this emerging work from National.

Finally, I want to give you a heads up about changes coming to our website. We are switching to GovOffice as a platform for our website in the next couple of months to save costs and make it easier for volunteers to update. This will more than likely include changes to our blog/inquiry interface and will change the look of the website. As part of this change, we are also continuing to explore ways to enhance our Facebook page and use of social media in general, so if you have suggestions, please let us know! And if you haven't "liked" the MN Chapter of APA yet, please do so.

Breanne Rothstein, AICP
President, APA-MN

*There will be big changes coming to the chapter related to this issue, including a bylaw change and a new process for conducting chapter elections (different time of year and different cycle of elections).
Stay tuned for more details in 2014!*



2013 Board Elections

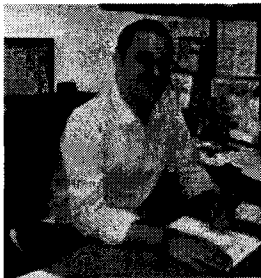
Members, the Board wishes to remind you that the upcoming election for APA Minnesota will be to choose District Directors, a Student Representative, and a Citizen Planner Director for the chapter. This issue features a short bio of each of the candidates and a picture; these bios and pictures will also be available on the website under News. The elections will open electronically on December 1 and will be administered by the national APA office. A reminder will be sent to all members the day the elections formally open, and members will have 21 days to complete and submit the ballot. Results will be announced before December 31. These Directors help to decide policy and to formulate the work plan for the chapter, as well as acting as representatives of the area of the state in which they live and work. We encourage all members to support the chapter by taking part in the election process.



Metro District

Bryan Gadow, AICP

Thank you for the opportunity serve as one of the



Metro District Directors for the past two years. We have accomplished a great deal, and I wish to continue my service to the board and the chapter. For those you do not know me, I am the City Planner and Assistant City Manager for the City of

Wayzata, where I specialize in land use, zoning, and historic preservation planning. Prior to joining the City of Wayzata in 2007, I worked as a Planning Intern for the City of Golden Valley, and served as an L.P. Cook-ingham Municipal Management Fellow for the City of Kansas City, MO. I have a Masters Degree in Urban and Regional Planning from the Humphrey Institute at the University of Minnesota, and a Master of Public Affairs in City Management and Urban Policy and a Bachelors

degree in political science from the University of Wisconsin-Madison.

I first became involved in APA MN in 2008 serving on the events committee for the State Planning Conference in Duluth. I also had the privilege of serving as a co-chair of the 2010 State Planning Conference in Mankato, where I worked with great volunteers to put together a fun and educational conference.

My interests in continuing to serve on the Board are to continue to strengthen partnerships between APA MN and other organizations, including the Economic Development Association of MN and ULI MN. In addition, I would like to continue to partner with others in the organization on the newly formed Young Professionals Group, in order to better establish networks between planning students and new professionals, and those who are established in their field.

Tracey Kinney, AICP

Tracey is a planner at Landform Professional Services



where she specializes in city involvement and public engagement for land use planning in urban and regional areas. Recently she served as co-chair of the programming committee for this year's Midwest Planners' Conference where she led efforts to solicit

presentations and organize the conference schedule. At Landform she applies her understanding of municipal processes, policy analysis and urban design to assist communities and clients in meeting their land use goals.

She holds a Masters of Urban and Regional Planning, Masters of Landscape Architecture and Bachelors of Art in Architecture and has over ten years of experience in redevelopment, land use planning, parks and open space, and urban design. Tracey seeks to connect area planners to the Minnesota Chapter of the American Planning Association and represent the organization, as a Metro District Director.

Elections (cont.)

Suzanne S. Rhees, AICP



As a Metro District Director for the past four years (has it really been that long?) I've enjoyed the opportunity to work with planners from around the state on chapter governance and regional, state and national planning issues. My primary focus has been as a member of the

Legislative (and now, Law) Committee, tracking activities at the Legislature and in the courts, and advocating for reform and modernization of the state planning enabling statutes. Our committee has organized Planners' Day at the Capitol, conference sessions, brown bags and newsletter articles to spread the word on these efforts. I've also organized or assisted with other tours and brown bags, webinars and other continuing education programs. I hope to focus more on tours and other local topics of interest in the next year.

I'm currently a planner in the DNR's Land Use Programs unit, working mainly on floodplain management and on better integration and streamlining of the state's many water-related land use programs. My previous working life was as a consultant, specializing in land use, zoning and community design. Working for over 20 years across the state and region, I feel as if I've met most of the membership in one capacity or another. The more I learn about the laws and rules that underpin Minnesota's system of local and regional planning, the more I see the need for reform – and the more I appreciate the broad perspective that planners can bring to these issues. I'd be happy to have

the opportunity to serve another term as District Director.

Northwest District

Wayne Hurley



Wayne Hurley is the Planning Director for West Central Initiative (WCI) in Fergus Falls. WCI conducts regional planning activities under contract for the Minnesota Department of Transportation, the Federal Economic Development Administration and the Minnesota Department

of Health. As Planning Director, Wayne supervises WCI's transportation planning, economic development, active transportation and GIS programs. Wayne graduated with honors from St. Cloud State University in 1998, where he received a BA in Local and Urban Affairs/Community Development, with a minor in Geography/GIS.

Wayne was appointed to the APA MN Board in January 2007. He has been a member of APA MN since 1998 and has been regularly involved in chapter activities, including Conference Co-Chair in 2004, Conference Program Committee in 2003 and 2005, and the Redistricting Committee in 2006. He also co-chaired the Local Program Committee for the 2009 National APA Conference in Minneapolis. Wayne is a member of AICP, as well as the Transportation Planning Division and Small Town and Rural Division of APA.

On a personal note, Wayne has also been active in the Fergus Falls community. He has served as chair of both the Fergus Falls Heritage Preservation Commission



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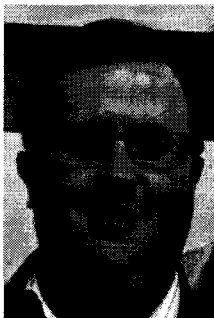
Elections (cont.)

and the Fergus Falls Planning Commission. In addition, Wayne has been involved in local Safe Routes to School initiatives in Fergus Falls, a local bicycle and pedestrian advocacy group, and the Friends of the Kirkbride – a local preservation group. He has participated in both the Fergus Falls Area Leadership Program and the Blandin Community Leadership Program. Wayne resides in Fergus Falls with his wife and their two daughters.

As Northwest District Director, Wayne's primary interests are to promote planning in Northwest Minnesota, to make the Chapter more accessible to APA MN members in Greater Minnesota – including accessibility to training opportunities, and to work towards increasing membership in the Northwest District.

Southwest District

Bradley Chapulis

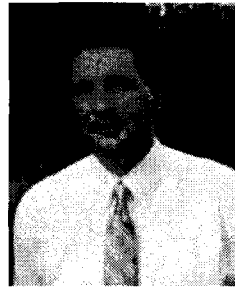


My name is Bradley Chapulis and I am the Director of Community/Economic Development for the City of Worthington. An employee with the City for the past 15 years, my responsibilities include planning/zoning administration, rental housing enforcement, economic development, floodplain management, and supervision of the City's Building Official. In

2002, I was recognized by the National Development Council as a Certified Economic Development Professional. I also co-founded Southwestern Minnesota Habitat for Humanity. I currently hold various leadership positions within several local and regional organizations (i.e., Southwest ED Professionals, and Southwest Regional Development Commission).

I have had the privilege of serving you as the Southwest District Director for the past 9 months after being appointed by the Board to fulfill the term of the District's vacant seat. During this time, I have had the opportunity to meet with many of you to hear your thoughts of the chapter, the Southwest District, and the planning challenges that we encounter in the region. If I'm elected to carry on as the Southwest District Director, I will remain committed to being the voice for SW district planners and will continue to

improve educational and professional training opportunities within the district.



Southeast District

Jason Gilman

Since September of 2011, I have been very fortunate to serve as the Planning Director for Winona County, Minnesota. I hold a Bachelors of Science Degree from the University of Wisconsin,

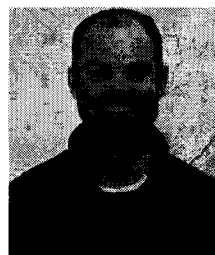
Madison in Landscape Architecture where I also completed additional planning related graduate coursework. I am a member of the American Institute of Certified Planners, APA and the Urban Land Institute. I have served on the Wisconsin APA Board as well as the Wisconsin Downtown Action Council Board of Directors and am an adjunct professor for State and Local Politics at UW-La Crosse. I have over 25 years of public and private sector planning experience.

The Winona County Planning and Environmental Services Department has been recently responsible for updating the County's Comprehensive Plan, drafting regulations and policies for industrial sand mining, grant-writing for public infrastructure projects, economic development initiatives, zoning ordinance review and amendments, water planning initiatives, solid waste planning and providing planning assistance to Winona County municipalities.

If elected, it would be an honor and privilege to serve the planners of SE Minnesota on the APA MN Board.

Northeast District

James Gittemeier



I have always had an interest in urban planning and cities, even before I knew there was a specific professional devoted to this field. My studies and travels have reflected this interest. I attended Saint Louis University and earned a Bachelor of Arts in Urban Affairs degree and then continued on and received a Masters of

Elections (cont.)

Urban Planning from the University of Kansas.

Applying what I was learning to real life places, lead me to travel to cities to learn and see for myself how other cities are doing things. My travels have taken me to many of the largest cities in U.S., including New York, Los Angeles and Chicago (where I lived for a year) and Canada, including Montreal, Toronto and Vancouver. I also have traveled to cities outside North America to better understand how other places work to resolve our common as well as unique urban planning and design issues, including trips to Venice, Italy and Curitiba, Brazil focused specifically on transportation and sustainability.

I am currently a Senior Planner for the Duluth-Superior Metropolitan Interstate Council (MIC) which is a division of ARDC, where I have worked for almost 10 years. My work is primarily focused on bicycle, pedestrian and transit issues which face the Duluth-Superior area.

My vision for this position is to enhance our community discussions on planning issues as well as more actively involve and engage youth and under-represented groups in the community.

I appreciate all the effort to improve APA Minnesota and look forward to working with all of you.

Central District

Crystal Paumen

Thanks for the opportunity to run again as the Central District Director for APA MN Chapter. Growing up in a family where my father served as a long-time City Council member in my hometown and my mother in education, I grew up in an environment that promoted public servants and being involved in the community. Serving on the APA Board is a way



to give back to the organization and continue to promote great planning in Minnesota which is why I am seeking another term on the Board.

I am currently the Associate Planner in the City of Anoka. Prior to that, I was a planner in the cities of Watertown, Jordan, and Sauk Rapids. I have a Bache-

lors Degree in Community Development from St. Cloud State University. In the City of Anoka, I administer land use, zoning, and historic preservation planning. I currently live in Maple Lake which is located in the Central District.

I have been actively involved as a member of APA Minnesota and have participated in several committees including conference program committee for several years. I was appointed to the Board in 2011 as the Central District Director. As a board member, I will continue to strive for innovative opportunities that meet the needs of the members, ways to network, and learn how others address the changing climate in the profession. I appreciate the opportunity to serve and look forward to continuing to be part of the Board.

Student Representative

Leila Tripp

Hi, my name is Leila Tripp and I am a first year student working toward my Master's degree in Urban and Regional Planning at the Humphrey School of Public Affairs, with a focus on transportation and sustainable design. I am originally from Madison, Wisconsin and moved to the Twin Cities to obtain my B.A. in Architecture from the University of Minnesota's College of Liberal Arts and focused my studies on envi-



ronmental sustainability. During my undergraduate education, I was credentialed as a LEED Green Associate and volunteered with the Stevens Square neighborhood as a youth tutor at the Loring Nicollet-Bethlehem Community Center. I have lived and worked for the past five years in the Twin Cities and have also lived in Finland and Denmark, where I studied at the Danish Institute for Study Abroad. I plan on incorporating my background in sustainable design in a public service planning career.

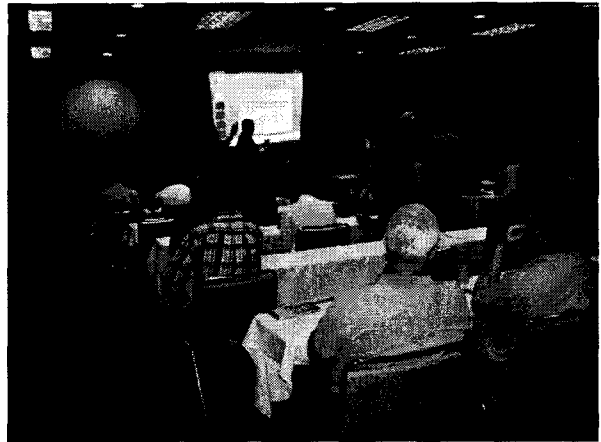
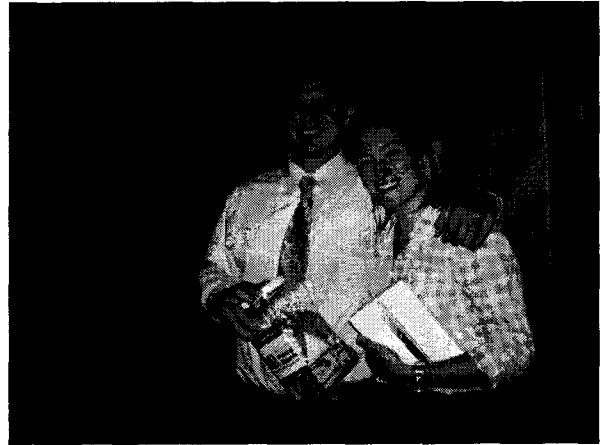
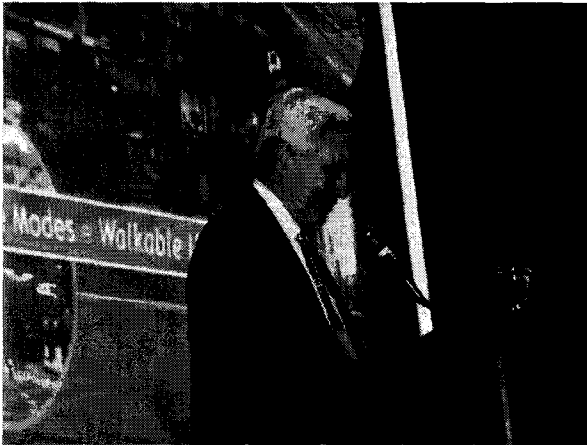
I am ready to help out and be available to anyone who is also interested in becoming an active part of the urban planning community. I am excited at the opportunity to extend my organization and communication skills towards the student representative position for my community at the Humphrey School and help facilitate connections and valuable activities with other members of the American Planning Association.



Scenes from Rochester

This year's annual APA MN conference was held in Rochester in September. It was a huge success. Here are some scenes from the event, and we hope to see you again next year!





Bob Graham: Lifetime Achievement Award

Bob Graham (recently retired Albert Lea City Planner) was the recipient of the 2013 Lifetime Achievement Award given by the Minnesota Chapter of the American Planning Association. The award was presented to Bob on Wednesday September 18 during the Upper Midwest Planning Conference held at the Rochester Civic Center. A special reception was held at the Rochester Art Center in honor of Bob's achievements.

Bob has served as treasurer and president of the Minnesota Planning Association and is a charter member of the American Planning Association. He served more than 20 years on the Minnesota Chapter Board of Directors and was the author of the first planning commissioner training manual entitled "So You're a Planning Commissioner, Now What?"

Bob is a graduate of the University of Wisconsin, Madison, and has been a professional city planner for 46 years, of which 34 years was serving in Albert Lea as the City Planner and Community Development Director. Bob is continuing his career as an independent planning consultant. He is married to Judy, and they have four children and six grandchildren. He is a member of Trinity Lutheran Church, is active in its music programs, and is also a member of the Daybreakers Kiwanis Club with 33 years of perfect attendance.

As Bob gave his acceptance speech, he commented, "A lifetime achievement does not come because of what I have done, but by what we have all done collaboratively to improve the quality of life for all people. People with 'I' trouble generally have poor vision; thus our constitution begins, 'We, the people...'" Bob also noted that "As planners our work is within a continuum of change. One planner laid out the field, another plowed it, another planted, another watered and fertilized, and someone came onto the field for the harvest at the time that vision was ripe for the harvest. There are several students in the room tonight, and they are our future. They will be planning our environments in the near future."

We congratulate Bob Graham and wish him success as an independent planning consultant.



2013 APA Minnesota Awards

At the fall conference, APA MN presented awards to recipients in six categories, from a field of twenty-one total nominations. Congratulations to all the recipients!

Planning in Context: Loring Park Neighborhood Master Plan - Recipients: Citizens for Loring Park Community, Peter Musty LLC

Neighborhood-wide Goals



Small Area Plan Chapters & Policies Relevant to Development



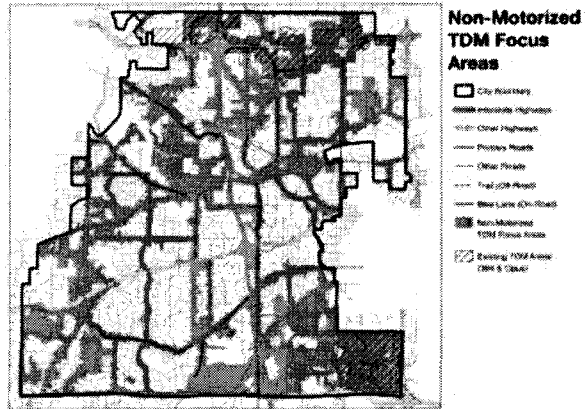
Excellence in Community Engagement: do. Town - Blue Cross and Blue Shield of Minnesota, Bloomington, Edina, Richfield. Collaborative effort to improve the health of Bloomington, Edina and Richfield residents by driving changes that support healthy eating



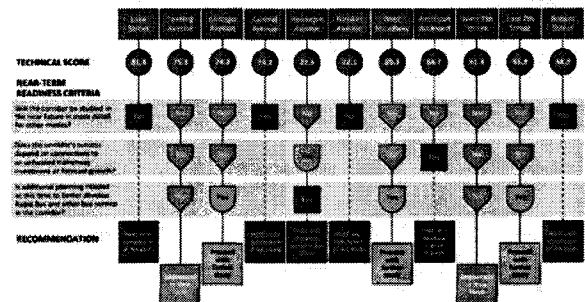
Outstanding Student Project: Transportation Demand Management Policy Study. *Team Members:* Kyle Burrows, Humphrey School of Public Affairs; Kristina Nesse, Humphrey School of Public Affairs, Andrew Owen, Humphrey School of Public Affairs, Renan Snowden, Humphrey School of Public Affairs. *Prepared For:* City of Minnetonka *Faculty Advisors:* Mike Greco, AICP, & Carissa Schively Slotterback, PhD, AICP, University of Minnesota,



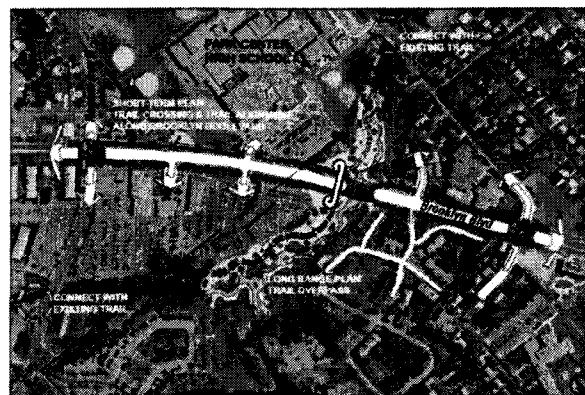
Humphrey School of Public Affairs
Supported By: Resilient Communities Project



Innovation in Planning: Case Studies Organized Around 11 High-Demand Urban Transitway Corridors - SRF, Metro Transit



Partnerships in Planning: Connections at Shingle Creek, A Corridor Study - Hennepin County, Brooklyn Park, Brooklyn Center, ISD 279, Shingle Creek Watershed, Close Landscaping Architecture.



Kenwood Named a 'Great Neighborhood'

Many residents of the Kenwood would say their neighborhood is great. Now it's official.

The American Planning Association has named the Minneapolis neighborhood as one of 10 Great Neighborhoods for 2013 under the organization's Great Places in America program. Each year during National Community Planning Month, APA's Great Places in America program names 30 exemplary neighborhoods, streets and public spaces to highlight the role planning and planners play in adding value to communities, including fostering economic growth and jobs.

APA singled out Kenwood for its well-preserved architecture, natural attributes, amenities, and engaged residents. Its location – just two miles from downtown Minneapolis and somewhat off the beaten path – stunning homes and lake views combine to make Kenwood one of the city's most sought-after neighborhoods.

"We feel privileged that Kenwood was selected as one of the greatest neighborhoods in America," said Minneapolis Mayor R.T. Rybak. "It's a lush green community full of character that is pedestrian and bike friendly, filled with engaged residents, and successful businesses; essentially a model of what we want for all our Minneapolis neighborhoods," Mayor Rybak added.

The City of Minneapolis Department of Community Planning and Economic Development will present an official certificate from the American Planning Association naming Kenwood a Top 10 Great Neighborhood for 2013 at an upcoming Kenwood Isles Area Association (KIAA) meeting in November. Council Member Lisa Goodman will accept the certificate on behalf of the neighborhood during the meeting.

"It's an honor to have the Kenwood neighborhood recognized as one of the greatest neighborhoods in the country," said Council Member Lisa Goodman. "Now many more people will know what we do, that Minneapolis neighborhoods like Kenwood are clean, green and safe, and filled with families who appreciate urban living."

"This early streetcar suburb has evolved into one of Minneapolis' premier neighborhoods through a com-



bination of planning, community investment, and engaged residents," said APA Chief Executive Officer Paul Farmer, FAICP. "For more 120 years – from Frank Peavey's donation of a fountain for Kenwood Parkway to the neighborhood association's current efforts to ensure that a proposed transit station fits with Kenwood's park-like setting – residents have been instrumental in determining and protecting their neighborhood's character," added Farmer, a former director of the Minneapolis Planning Department.

Neighborhood icons include Peavey Fountain (1891), "The Mary Tyler Moore Show" house (Victorian, 1892) and Kenwood Water Tower (Gothic Revival, 1910). Resident involvement has retained Kenwood Park's mostly natural setting, prevented conversion of the water tower into condominiums, and secured design modifications to proposed Southwest Transitway light rail station to be located in the neighborhood.

The nine other APA 2013 Great Neighborhoods are: Chinatown, San Francisco; Downtown Norwich, CT; Downtown Decatur, Decatur, GA; Central Street Neighborhood, Evanston, IL; Downtown Mason City, IA; Historic Licking Riverside Neighborhood, Covington, KY; Beaufort Historic District, Beaufort, SC; West Freemason, Norfolk, VA; and Williamson-Marquette Neighborhood, Madison, WI. For more information, visit www.planning.org/greatplaces.

Apply for CPAT

The Community Planning Assistance Team (CPAT) initiative is an AICP component of a broader APA Community Assistance Program.

By pairing a multidisciplinary team of expert planning professionals from around the country with community members, key stakeholders, and relevant decision makers, the place-based initiative seeks to foster community education, engagement, and empowerment.

Each team is selected for the specific expertise needed on the project to offer pro bono assistance in developing a framework or vision plan that promotes a sustainable, livable, economically vibrant, and healthy community.

Communities facing a range of challenges including, but not limited to, social equity and affordability, economic development, sustainability, consensus building, and urban design are well-suited for assistance through the program. Projects focus on localities with a demonstrated need for assistance, where planning resources and expertise may not otherwise be available.

The current period application deadline for CPAT is December 6, 2013. For more information and to apply, visit <http://www.planning.org/communityassistance/teams/>



County Planning Awards

Nominate a project to the 2014 Outstanding Achievement in County Planning Awards

This program is an opportunity for the division to recognize planning projects from counties around the country at the County Planning Division's business meeting at the APA National Planning Conference. It provides members with the chance to learn about development, conservation, government, or environmental projects, where planning has had a positive impact.

Judges look for innovativeness and quality, and the potential for use in other areas. Eligible planning projects are those completed within the last two years. An application should include an electronic copy of the planning document, a summary, and responses to the judging criteria.

Applications are due February 7, 2014. Jurors make the distinction between Awards of Excellence and Awards of Merit based on scoring and other factors. For more information, visit <http://www.planning.org/divisions/countyplanning/>

Build With
Better Rules

FBCI Form-Based
Codes Institute

Upcoming Events, Programs and Announcements

Great Places in the Twin Cities

The response to our call for Great Places in the Twin Cities region was fantastic! Join the Sensible Land Use Coalition, the Minneapolis-St. Paul Business Journal, the Saint Paul Riverfront Corporation and 22 co-host organizations, including APA MN, in celebrating the region's 2013 Great Places on December 4, 2013.

The event will feature:

- Social hour with hors d'oeuvres and wine/beer/soft drinks.
- Program with Master of Ceremonies John Shardlow of Stantec.
- Perspectives on Great Places from Mayors R. T. Rybak and Chris Coleman.
- Celebration of all nominated great places.
- Special recognition of SLUC's 2013 Great Places.

When: December 4, 2013, 5:00-8:00 pm

Where: Aria, 105 N First Street, Minneapolis

We look forward to seeing you there!

Space Available

Lunning Wende Associates an architecture and planning firm located in Lowertown, Saint Paul (275 East Fourth Street, Suite 620) has three

workstations for lease. Great natural light. On the new Central Corridor light rail line. Engaged professional studio environment. Additionally: reception area, conference room, small kitchen, copier and plotter. Access to our phone system can be arranged. Workstations average size is 8x10 feet with additional storage. \$300/month/each. Contact Scott Wende: 651.221.0915 or scott@lunningwende.com

Forward with Planning and Women

Calling all women (and men) of APA MN – please consider joining the APA Planning & Women Division! We're a dedicated group of volunteers working to promote women's planning issues and the professional growth of women planners. Need another reason? According to APA's 2012 Salary Survey, all else being equal, a full-time female planner in the 50th percentile earns \$9k less than her male counterpart. We need YOU to make a difference!

Don't miss this opportunity to strengthen your career and community and to network with other talented planning professionals who share your passions. Please enjoy this complimentary issue of Forward, and join us today.

For more information, visit <http://www.planning.org/divisions/planningandwomen/>



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COMMUNITY PLANNING + DESIGN

Dan Cornejo
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Upcoming Events, Programs and Announcements

APA Webinar on Cross-Border Regional Planning

The second in a series of webinars on cross-border planning, co-sponsored by the APA Regional and Intergovernmental Planning Division and Latinos and Planning Division, "Dialogo on the Border: A Unique Experience" will provide training to urban planners and professionals in related fields on best practices in cross-border regional planning along the U.S. / Mexico border.

This webinar, to be held on Tuesday, October 29, 2013 from 11:00 AM to 12:30 PM (Pacific Time) will focus on an initiative of the Latinos and Planning Division called Dialogos and specifically on the first dialogoon the border. This event was held on April 19-20, 2013 in Brownsville, a border city in Texas. Speakers in this webinar will include the Chair of the Latinos and Planning Division and dialogo organizers and speakers.

The webinar will present lessons learned in the community engagement effort resulting from the dialogo in a border area: demographic realities, perceptions about poverty and isolation in border towns, and economic and development strategies in the planning of border areas.

The webinar is proposed for 1.5 AICP Certification Maintenance credits.

Cost: \$40 per registrant (APA member or non-member)

\$20 per member of either the RIP or LAP Divisions (this \$20 discount from the full \$40 cost may also be obtained by joining either Division at the time of registration)

\$10 per student (full-time or part-time)

To register for the webinar, click here <https://www.planning.org/ecommerce/conference/viewConferenceDetails.aspx?conferenceId=252>

World Planning Day

Join the International Division and planning partners from around the world for the 5th annual World Town Planning Day Online Conference November 6-7, 2013.

Registration is now open for the World Town Planning Day Online Conference, being held on the theme of water. The full program will be up this week.

Registrations will close on November 5th, 2013. Click [here](#) for more information.

Registration Fee: \$50 for individuals from high income economies (less for others).

AICP Members: This conference has been approved for 14.75 CM credits.



Job Opportunities and RFPs

RFP: Resilient Communities Project 2014-2015

The Resilient Communities Project (RCP) is now accepting proposals from cities and counties to be the community partner for 2014–2015.

What Is RCP? RCP is a year-long partnership between the University of Minnesota and one local community in Minnesota. Through the partnership, students and faculty from across the University collaborate with the partner community to address its self-defined sustainability-related needs through course-based projects. The collaboration results in on-the-ground impact and momentum for a community working toward a more sustainable and livable future.

How Does the Partnership Work? RCP provides the partner community with efficient access to the broad base of sustainability expertise at the University of Minnesota by matching community-identified projects with graduate and upper-level undergraduate courses that can address the needs of the community. The partner community supports the effort through dedicated staff time and a local funding contribution.

RCP has the capacity to address 15–30 local projects during the partnership year, matching each project with one or more courses to complete the necessary work. Project work will be completed primarily by graduate students, with direct oversight by faculty members and RCP staff.

Expertise is available related to all aspects of sustainability (e.g., environmental health, economic opportunity, social equity, and community livability) and all stages of sustainability efforts (analysis, planning, design, implementation, and evaluation).

Who Is Eligible to Apply? RCP serves communities addressing sustainability at the local or regional scale. Cities, counties, and clusters of communities along a transportation corridor, around a regional center, or within a watershed are eligible to apply. To minimize travel time and costs, applicant communities should ideally be located within a two-hour drive of Minneapolis. Communities located further away from Minne-

apolis may be considered if additional funds are contributed for overnight travel costs.

Deadline for proposals: February 14, 2014 at 4:30 pm

The 2014–2015 partner community will be selected and notified in March 2014.

Visit the RCP website for complete RFP packet and more information on how to apply: <http://rcp.umn.edu/home/communities/apply-to-rcp/>

Job Title: Planner - Entry Level

Hiring Agency: Upper Minnesota Valley RDC

Web Link: <http://www.umvrdc.org>

Deadline: Open until filled

Salary Range: \$39,000 DOE

Job Description

PLANNER—ENTRY LEVEL: 5-county regional planning agency in Appleton, MN. 4-year degree in community development, planning, urban studies, public administration or related field or at least six years' experience in the previous fields required. Salary DOE. Application and full position description available at www.umvrdc.org. EOE.

Application Instructions

Application and detailed job profile and description online at www.umvrdc.org.

Job Title: City Planner

Hiring Agency: City of Minneapolis

Web Link: www.minneapolismn.gov/jobs

Deadline: November 6, 2013

Salary Range: \$48,287 - \$66,829

Job Description

The City Planner is an entry-level planning position with the Department of Community Planning & Economic Development (CPED). This vacancy is with the Land Use, Design and Preservation section of CPED and includes implementation of City policies through

Job Opportunities and RFPs

review of development proposals. The work associated with this position includes frequent deadlines while conducting land use and preservation analysis. The City Planner works independently as part of a multi-disciplinary team.

Application Instructions

All applicants must submit a completed City of Minneapolis online application as well as a cover letter and resume.

RFP: Zoning Ordinance Update

Hiring Agency: City of Waseca

Web Link: www.ci.waseca.mn.us

Deadline: Friday November 8, 2013 4:30 p.m.

Job Description

ZONING ORDINANCE UPDATE. City of Waseca is accepting proposals from qualified Land Use and Zoning Consultants to provide professional services to update the City of Waseca Zoning Ordinance. A copy of the complete RFP is available by contacting the Waseca Planning Director, Kimberly Johnson, at Kimj@ci.waseca.mn.us. The deadline to submit is 4:00 PM on Friday November 8, 2013. The city reserves the right to reject any or all proposals submitted.

Application Instructions

The deadline to submit is 4:00 PM. A copy of the complete RFP is available by contacting the Waseca Planning Director, Kimberly Johnson, at Kimj@ci.waseca.mn.us. Friday November 8, 2013. The city reserves the right to reject any or all proposals submitted.

RFQ: Planning Services

Hiring Agency: City of New Richmond

Web Link: <http://www.newrichmondwi.gov>

Deadline: November 8, 2013

Salary Range: NA

Job Description

The City of New Richmond through its Request for Qualification (RFQ), is seeking qualified planning and zoning consultants, multi-disciplinary firms or teams to undertake a visioning and zoning ordinance rewrite project. The main goal of the project is for context sensitive applications of a new zoning code, creating design and infill standards for development in both the City's downtown, and Greenfield targeted growth areas. Key to these areas would be connectivity, walkability, and mixed use commercial nodes that enhance community life in New Richmond. Interested firms should respond by 3:30 p.m. on November 8, 2013 to Beth Thompson, Community Development Director at bthompson@newrichmondwi.gov. The full RFQ can be found at <http://www.newrichmondwi.gov>.

Application Instructions

Submit one original, one electronic and six complete copies of your RFQ to:

City of New Richmond
Attn: Beth Thompson,
Community Development Director
156 E First Street
New Richmond, WI 54017
bthompson@newrichmondwi.gov

RFP: Planning Services

Hiring Agency: City of Mendota Heights

Web Link: <http://www.mendota-heights.com/>

Deadline: November 15, 2013

Salary Range: NA

Job Description

RFP for Professional Planning Services.

Application Instructions

Review the RFP posted on the City's website and respond if interested by the deadline.

RFQ: Request for Planning Services - Land Use and Transportation Comprehensive Plan Update

Hiring Agency: Rochester-Olmsted Planning

Web Link: <http://www.co.olmsted.mn.us/planning/Pages/default.aspx>

Deadline: November 25, 2013

Job Opportunities and RFPs

Salary Range: NA

Job Description

Request for Qualification for Comprehensive Plan Update.

Application Instructions

Instructions are available on our website.

Job Title: Senior Planner

Hiring Agency: SEH Inc.

Web Link: <https://careers.sehinc.com/>

Deadline: TBD

Salary Range: TBD

Job Description

Short Elliott Hendrickson Inc. (SEH®) is a multi-disciplined firm of engineers, architects, planners, and scientists known for our comprehensive technical capabilities and superior client service, which contribute to Building a Better World for All of Us®. We've been in business for 85 years serving both public and private clients from more than 30 offices across the Midwest, Colorado, and Wyoming.

We are looking for an individual who wants to be part of a team that provides exceptional service to our clients, and we have an immediate Full-Time opportunity for a Sr Planner within our Transportation Planning Practice Center located in St Paul, MN.

Responsibilities for this position include conducting transportation planning studies, environmental documentation and corridor studies. The environmental documentation will include state Environmental Assessment Worksheets and federal Categorical Exclusions, Environmental Assessments and Environmental Impact Statements. This position will work independently and as part of teams to prepare draft and final corridor studies, project reports, technical memos and assist in marketing all types of transportation planning consulting projects. The qualified individual will interact with clients on behalf of the company on projects including project meetings, public meetings

and workshops.

Required Qualifications:

Bachelors Degree in Civil Engineering or Planning with an emphasis in transportation or related field.

Minimum of eight (8) years of consulting and/or public sector experience in transportation planning.

Licensed Professional Engineer and/or Certified Planner in the State of Minnesota or the ability to obtain registration within six months of employment.

Understanding of Federal and State of Minnesota environmental review requirements.

Familiarity working with traffic analyses results including operations and forecasting.

Previous marketing/business development experience including writing proposals for transportation consulting RFPs and preparing for and attending interviews and presentations.

Excellent verbal and written communication / presentation skills.

Ability to travel as needed for team meetings, client consultations, on-site inspections/visits, etc.; Occasional overnight travel will be required.

Preferred Qualifications:

Previous experience with multi-modal studies and analysis including bicycle and pedestrian plans.

Previous experience with transit studies and analysis.

Knowledge of the regional transportation planning/funding process and Federal/regional/local agency roles and interrelationships.

Knowledge of transportation capacity analysis.

Knowledge of travel demand forecasting methodology.

Application Instructions

For confidential consideration, please apply through the SEH website (<https://careers.sehinc.com>) or fax resume and salary requirements to 651.490.2138. Please refer to the job number when submitting your

Job Opportunities and RFPs

resume by fax

Job Title: Transportation Planner

Hiring Agency: WSB & Associates, Inc.

Web Link: <http://www.ws beng.com/careers/current-openings/12>

Deadline: NA

Salary Range: Varies based on experience

Job Description

Design your career with WSB & Associates, Inc., recently named to the Star Tribune's 2013 Top 100 Workplaces in Minnesota!

We are seeking an experienced Transportation Planner for our Minneapolis office.

What You Will Do: As a transportation planner, you will apply transportation methods, planning principles, standard industry evaluations and analyses to produce small- to medium-sized transportation projects. Typical analyses require an understanding of functional classification, roadway jurisdiction, crashes, future traffic projections/forecasts, capacity, benefit-cost analyses, multimodal integration, alternatives evaluation, socioeconomic data and environmental impacts. Projects will include corridor studies, bicycle and pedestrian plans, transportation plans, sub-area plans, environmental documents and components of larger community planning efforts.

You will use your excellent written communication skills to: prepare technical reports and memos; to develop materials for public and agency meetings; to correspond with internal staff and clients; to meet with stakeholders and to coordinate with multiple stakeholder groups. Your presentation and public speaking skills will help as you participate in stakeholder activities and public meetings; communicate and interact with clients and sub-consultants.

Your experience level will determine the amount of independent judgment granted, the complexity of

tasks performed and direct supervision received.

What You Will Bring: A Master's degree in transportation or urban planning, civil engineering or related field from an accredited program and a minimum of three years' experience post graduate work is required. The successful candidate will have experience in a broad base of transportation planning practices, activities and studies and should be familiar with transportation planning requirements, data collection and performance analysis. Experience with NEPA environmental documents is desired. Our preferred candidate will have their AICP certification and/or a Minnesota PE license.

Who We Are: WSB is an energetic consulting firm with offices in Minneapolis, St. Paul, St. Cloud, Rochester and Northfield. We were recently named to the Star Tribune's 2013 Top 100 Workplaces in Minnesota! Since our founding in 1995, we have focused our services on the needs of governmental agencies. WSB has more than 200 staff members providing engineering, GIS, and planning services for municipal, transportation, traffic, water resources, environmental, structural, and water/wastewater projects. We also provide landscape architecture, right of way, construction administration, survey, and construction staking services.

In addition to our excellent compensation and benefits package, you will enjoy our exceptional work environment.

WSB & Associates, Inc. is an Equal Opportunity and Affirmative Action Employer.

Application Instructions

How To Apply: Send resume and cover letter with salary history/requirements to: hr@ws beng.com or WSB & Associates Inc., 701 Xenia Ave S, Ste 300, Minneapolis, MN 55416. Visit www.ws beng.com for more information.



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Main Street

USA

REVITALIZING THE HEART OF SMALL TOWNS

By Brad Broberg

Woodbine, Iowa, was like a lot of small towns. It was small and getting smaller. The population fell by 150 people between 2000 and 2010 — a trivial loss for a large city but a 10 percent tumble for tiny Woodbine, population 1,459.

Merchants in the downtown business district were turning out the lights. Meanwhile, enrollment in the local school district was ebbing to the point where consolidation with another district — an unthinkable blow to the town's identity — seemed inevitable.

"It's the kind of thing that sneaks up on rural communities," says Deb Sprecker of Woodbine. "It wasn't anything overnight. It was kind of a creeping decline."

Today, Woodbine is on the rebound. A total of 18 new businesses — including the town's first year-round restaurant — have opened and school consolidation is off the table because enrollment is growing. "We're definitely on the upswing," Sprecker says.

Chalk up another success story for the Main Street movement. Initiated by the National Trust for Historic Preservation (NTHP) in 1977, the Main Street movement is all about helping communities help themselves by maximizing one of their greatest assets

The Main Street movement is about helping communities maximize their traditional downtowns.



(Below) Artisan, one of the buildings participating in the CDBG Facade Master Plan project, underwent both a storefront rebuild as well as extensive interior rehabilitation. Home for more than 50 years to the local weekly newspaper, The Woodbine Twiner, it now houses a cooperative gallery and art education space including a glass hot shop in the rear annex. The Twiner moved to a smaller, more efficient office suite two doors down.



Courtesy of Woodbine Main Street

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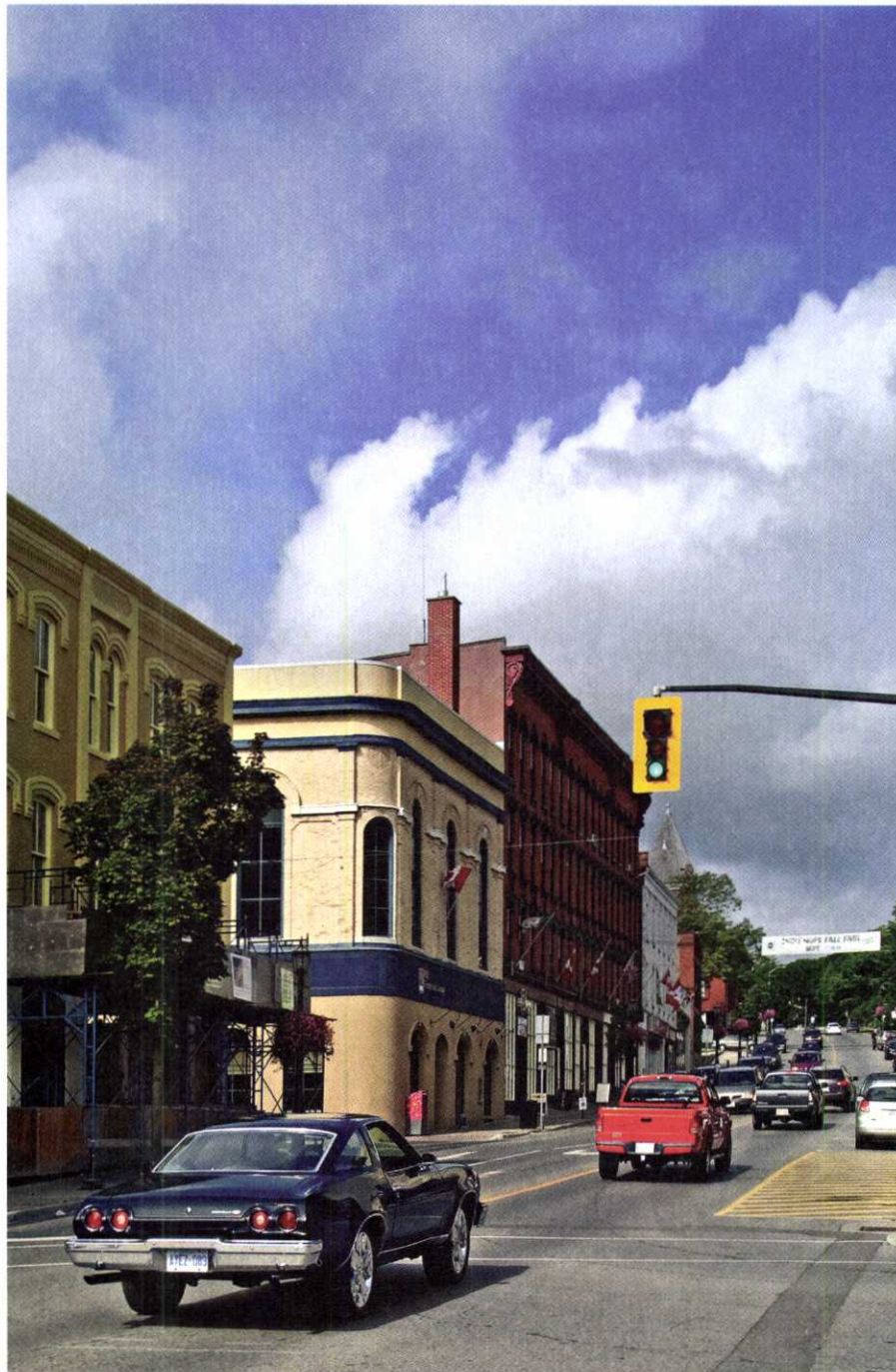
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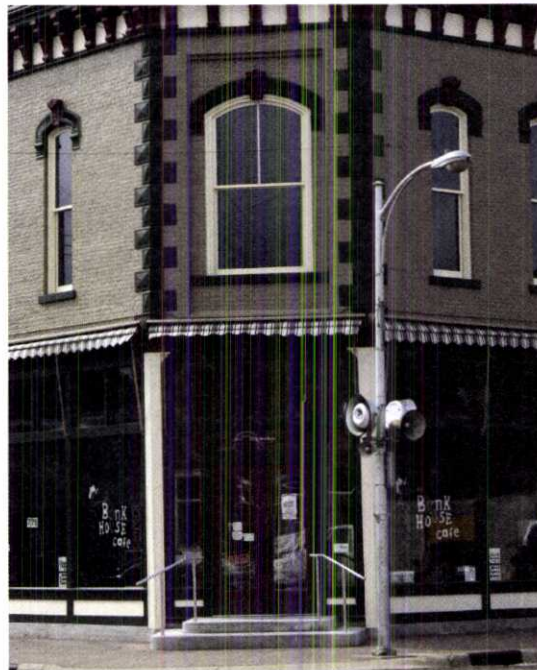


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Cover photo of Brigham City, UT © 2013 Alex S. MacLean/Landslides - alexmaclean.com



Small towns have authentic neighborhoods, distinctive business districts and a strong sense of place.



Before and after photos of revitalization efforts in Woodbine, Iowa.

— their traditional downtowns and neighborhood commercial districts. Time and again, the history, culture and architecture found there have been powerful catalysts for economic development.

Woodbine joined the Main Street movement in 2008. Since that time, more than \$9 million in public and private funding has been invested in the downtown area and 36 buildings have been renovated or newly built. “Woodbine wasn’t going to be a rural community that fell off the map,” says Michael Wagler, who coordinates Main Street Iowa for the Iowa Economic Development Authority. “They were going to do something about it.”

The survival of a place like Woodbine means plenty to the people who live there, but in the grand scheme, one small town’s fate is not very significant. Yet the survival of small towns as a whole is significant because they are the kind of places where development makes sense.

Small towns are typically compact and generally walkable. They have authentic neighborhoods, distinctive business districts and a strong sense of place. And they have the

capacity to focus growth where services and infrastructure already exist. Put it all together and it spells smart growth.

The Main Street movement and smart growth go hand in hand. “The intersection of Main Street and smart growth has always been there,” says Valecia Crisafulli, acting director of the Main Street program for the NTHP. “Our focus on preserving historic commercial areas makes a town attractive and creates a competitive advantage that sprawl development cannot.”

The emphasis on preservation also leads to a more sustainable style of development. “The greenest building is the one that’s already built,” Crisafulli says.

The NTHP has helped more than 2,000 communities of various sizes from Maine to California revitalize slumping commercial areas through its signature Main Street Four-Point Approach. The four points — organization,

The Main Street movement and smart growth go hand in hand.

promotion, design and economic restructuring — provide a structured framework for carrying out a preservation-based economic development strategy.

Communities that follow the strategy apply to a national network of coordinating programs like Main Street Iowa for designation as a Main Street community. Once designated, communities can count on the coordinating program in their state, city or region for advice and information about planning, executing and funding their revitalization vision.

Woodbine started the way every Main Street community starts — with merchants, property owners, historic preservationists, city government and other stakeholders coming together to establish an organization, raise funds, hire a Main Street director and create volunteer committees and a board of directors. After reviewing the commercial district's needs and opportunities, participants use the four-point approach to formulate a long-term plan — everything from design standards to new zoning to

tax incentives to marketing campaigns — and keep the ball rolling in the future.

In Woodbine, which was founded in 1866, the need and opportunity was centered in three-square blocks of historic buildings with a growing number of vacant storefronts. "They're wonderful turn-of-the-century buildings, but they're expensive to renovate and maintain," Sprecker says. "We decided if we wanted to save some of them we needed to get going. So we did."

Becoming a Main Street community — and hiring Sprecker to lead Woodbine Main Street Inc. — was the first step. In 2010, Main Street Iowa helped Woodbine win a Community Development Block Grant to support a Downtown Revitalization Facade Master Plan that faithfully restored the exteriors of 23 buildings and made them more energy efficient. The \$500,000 grant paid for more than half of the \$900,000 project and the city and property owners supplied the rest.



Photo by AnneCN

West Des Moines, IA

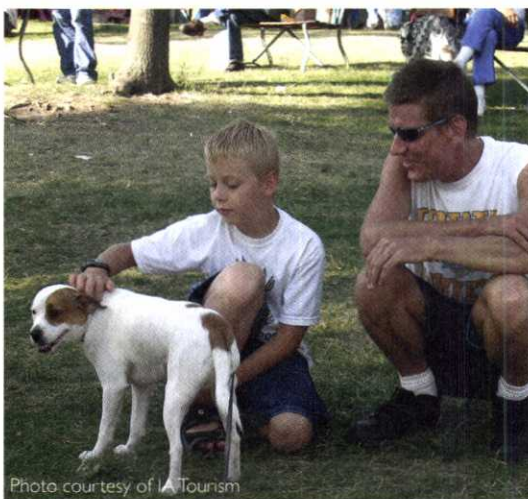


Photo courtesy of IA Tourism



Photo by Jason Mirachina

"The net result is that it has energized the downtown," Sprecker says. "And we're seeing young families that moved away coming back. They want their children to grow up in a small town where they can walk to school and ride their bikes to the park."

One of the most exciting outcomes is the addition of 30 units of upper-story housing above downtown storefronts. Adding residential to the downtown mix is good for business and — because downtown is attracting older residents moving from elsewhere around the city — it's building school enrollment by putting more family homes on the market. "That's a neat dynamic that's really working for us," Sprecker says.

The Evolution of West Des Moines

The city of West Des Moines, Iowa, became a Main Street community in 1987. The city's historic Valley Junction business district was mired in a downward spiral that began decades ago when two railroad yards — the city's main employers — moved and the area degenerated into a red light district. Although Valley Junction eventually became less bawdy, competition from a new mall stunted its recovery, perpetuating the area's reputation as "somewhere you didn't want to be after dark unless you were up to no good," says Clyde Evans, director of Community and Economic Development for West Des Moines, a suburb of Des Moines with a population of 56,609.

Despite Valley Junction's vacant storefronts, crumbling buildings and seedy bars, West Des Moines was not ready to give up on the district. "This city has very strong roots and a great deal of affection for the Valley Junction district," Evans says.

The community formed the Historic Valley Junction Foundation to revitalize the district Main Street style. The district runs for five blocks along Fifth Street. Many of the one- and two-story buildings that line the street are 100 or more years old. The spark that ignited Valley Junction's rebirth came when the city expanded a repaving project into an extreme streetscape makeover that added new sidewalks, lighting, trees and other improvements.

Although it didn't happen overnight, Valley Junction evolved from a collection of antique shops, flea markets and part-time businesses into a place where "hip meets

We're seeing young families
that moved away coming back.
They want their children to
grow up in a small town.



Photo by Jason Mirachina



Photo by AnneCN



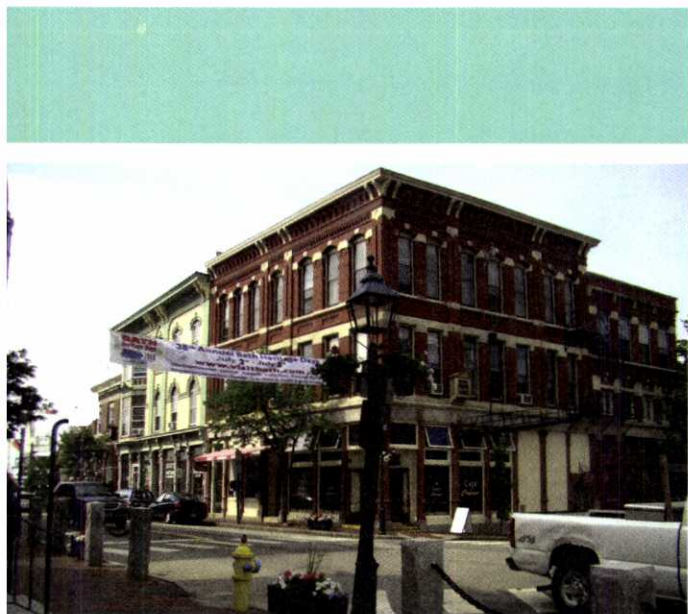
Photo by Jason Mirachina



West Des Moines, IA



Photo by JABoomerflickr



Downtown in Bath, Maine



history” filled with more than 150 specialty shops, restaurants and services and the single largest collection of independent businesses in the region. Valley Junction hosts numerous special events from a farmer’s market to concerts to gallery nights — the promotion component of the Main Street Four-Point Approach that is critical to keeping a revitalized commercial district vibrant.

“People just like going there,” Evans says of Valley Junction. In the years to come, more people may live and work there, too, as the Historic Valley Junction Foundation strives to bring more housing and offices to the district. “We’re seeing tech businesses look at Valley Junction right now,” Evans says.

Bath Capitalizes on Its History

Few towns beat Bath, Maine, for keeping history alive. Located on the west bank of the Kennebec River with a long legacy of shipbuilding, the city was incorporated in 1781 and a handful of buildings from that era are still standing. The existing downtown, which was established in the 1830s, is home to many buildings that are 150 or more years old.

Bath, population 8,514, became an official Main Street community in 2001, but revitalization began in 1991 when local merchants formed the Bath Business Association (BBA) to address the problems bedeviling downtown. A number of years earlier, the community rejected a plan to convert downtown Bath into an open-air shopping mall. The good news was most of the historic architecture remained intact. The bad news was it did nothing to stem the defection of major retailers to outlying shopping centers and the decline of downtown.

Rather than butting heads with the shopping centers, the BBA focused on beautifying downtown, promoting its character and filling vacant storefronts with unique businesses that could only be found in Bath. When a Main Street coordinating program sprouted in Maine, the BBA morphed into Main Street Bath, broadening the base of stakeholders supporting the revitalization effort, says Jennifer Geiger, Main Street Bath director.

Once known as the City of Ships, Bath now goes by a new nickname — Maine’s Cool Little City — and downtown is the coolest place of all.

When downtown rebounded,
so did the residential
neighborhoods around it.

"People are always remarking about how much they like to go downtown because they run into somebody they know," Geiger says.

When downtown rebounded, so did the residential neighborhoods around it. "People started buying homes and fixing them up," Geiger says. "Bath became a more attractive place to live."

Paducah's Prospering Downtown

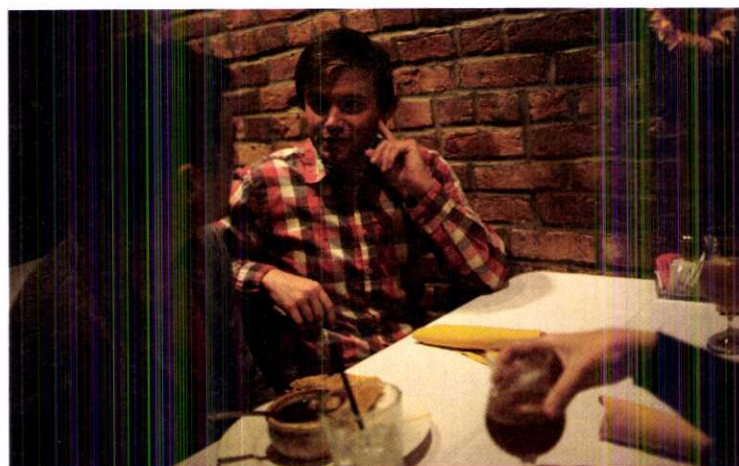
Paducah, Ky., population 25,024, sits at the confluence of the Ohio and Tennessee rivers. Founded in 1827 by William Clark of Lewis and Clark fame, Paducah became a Main Street community in 1989 when a streetscape project helped keep the historic downtown alive after the loss of several large retailers to a shopping mall.

"Downtown matters. It says a lot about the health of your community," says Lisa Thompson, executive director of the city's Main Street organization, the Paducah Renaissance Alliance (PRA). "When a business looks at coming to Paducah, they don't say, 'Let me see your Wal-Mart.' They say, 'Let me see your downtown.'"

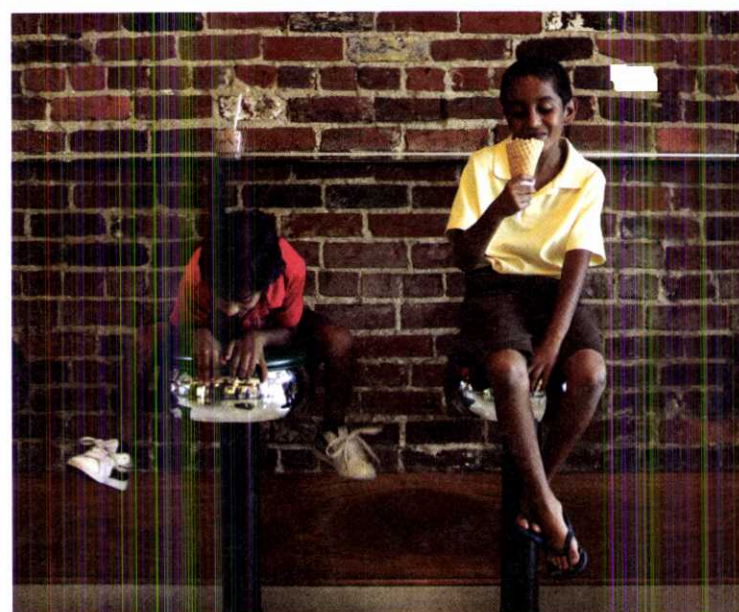
Lower Town is a neighborhood of classic Victorian and Greek Revival homes adjacent to downtown that had fallen into disrepair. In 2002, the neighborhood was drawn into the PRA's orbit through the Artist Relocation Program. After the city acquired 80 properties via condemnation or foreclosure, it sold them to artists around the country for a token amount with the provision they rehab them into first-floor studios with second-floor living spaces. A local bank offered zero-down, low-interest loans for the full cost of upgrading the dilapidated properties. The city now has a critical mass of galleries, arts-related businesses and an arts school.

Next up for Paducah is a riverfront redevelopment project that just got underway. With the addition of this area, the PRA is now shepherding a 70-block swathe of the city toward a dynamic future as part of a comprehensive Renaissance Area Master Plan.

Downtown matters. It says a lot
about the health of your community.



Downtown Paducah thrives with its redevelopment initiatives.



Paso Robles nursed its century-old downtown back to life as a vibrant shopping and entertainment destination after becoming a Main Street community.



Photos by Steve Wilson



Paso Robles, Calif.



Paso Robles - A Vibrant Center

Paso Robles, Calif., is a city of 26,793 nestled in the coastal mountains of the central part of the state — wine country. Norma Moye, executive director of the Downtown Paso Robles Main Street Association, recalls what the downtown was like 25 years ago after suburban shopping centers sucked the life out of it. “It was so dead you could shoot a cannon down the street and not hit anything.”

Not anymore. Paso Robles, founded in 1886, steadily nursed its century-old downtown back to life as a vibrant shopping and entertainment destination after becoming a Main Street community in 1987.

To quickly rally public support, revitalization began with two highly visible projects — improvements to a downtown city park and a Facade rehabilitation program that subsidized improvements to 12 buildings but led property owners to improve 43 others without assistance. When an economic downturn and the arrival of an outlying Wal-Mart later threatened to undo downtown’s progress, the Main Street program helped galvanize additional projects.

A new library/city hall complex was constructed next to the park, a Community Development Block Grant funded seismic retrofitting of vacant unreinforced buildings and a new movie theater was enticed to open by vacating a street and providing \$360,000 in public improvements.

The lesson? “Revitalization doesn’t happen without some struggle,” Moye says, “but you don’t ever want to give up.” ●

Brad Broberg is a Seattle-based freelance writer specializing in business and development issues. His work appears regularly in the Puget Sound Business Journal and the Seattle Daily Journal of Commerce.