



CITY HALL

207 Lafayette Street
P.O. Box 378
Winona, MN 55987-0378
FAX: 507/457-8212

July 22, 2015

Planning Commissioners
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Planning Commission will be held on **Monday, July 27, 2015, at 4:30 p.m. in the Wenonah Room** of the Winona City Hall.

1. Call to Order
2. Minutes – July 13, 2015
3. Natallia Properties CUP Review
4. Other Business
5. Future Action Items
6. Adjournment

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos Espinosa".

Carlos Espinosa
City Planner

PLANNING COMMISSION MINUTES

DATE: July 13, 2015

TIME: 4:30 p.m.

PRESENT: Chairperson Davis, Commissioners Boettcher, Porter, Hahn Buelow, Ballard, M. Olson, L. Olson, and Fritz

ABSENT: None

STAFF PRESENT: City Planner Mark Moeller; City Planner Carlos Espinosa

The meeting was called to order at 4:30 p.m. by Chairperson Davis.

Approval of Minutes – May 11, 2015

The minutes for May 11, 2015 were approved upon motion by Commissioner Boettcher and second by Commissioner Ballard.

Public Hearing – Final Plat – Hiawatha Bluffs Living Subdivision

Chairperson Davis opened the public hearing and asked if the petitioner would like to say a few words about the project.

Julie Hanson, representing Hiawatha Valley Mental Health, stated that approval of the plat would facilitate the construction of a 20 unit state-licensed mental health facility. The facility will be staffed 24/7 and use a screening process residents of the facility. It is anticipated the facility will create 10 additional jobs.

Chairperson Davis then called on Mark Moeller to present the staff report. Mr. Moeller stated that staff's review has found the proposed plat to be consistent with the subdivision code and staff is recommending approval.

Next, Chairperson Davis asked if anyone else would like to speak about the plat.

Maya Markam – 1401 Heights Boulevard – asked about fire access to the property through the 20 foot access easement and adjacent properties. Mr. Moeller stated that the fire department had reviewed the access during site plan review and found it to be sufficient.

Deb Kohner – 771 Bluffview Circle – asked about privacy for the neighbors and the potential for fencing. Mr. Moeller noted that there is no proposed fencing around the facility. Ms. Hanson noted that the ability and skill level of residents will be assessed to determine their ability to leave the facility.

PLANNING COMMISSION MEETING MINUTES

JULY 13, 2015

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Chairperson Davis then asked if anyone else would like to speak for or against the petition. There being no one who desired to speak, Ms. Davis closed the public hearing.

Commissioner Fritz stated that he was concerned with the single access point to the building, but deferred to the Fire Department's review of the project.

Mr. Fritz asked if Ms. Hanson is providing more parking than what is required by code. Ms. Hanson replied affirmatively. Mr. Moeller stated that if this project was simply a residential building, the amount of parking provided would have to be doubled.

Next, Commissioner M. Olson motioned to approve the plat. The motion was seconded by Commissioner Fritz and approved unanimously.

Future Action Items

Mr. Moeller noted that the Development Code Update RFP process is progressing with a potential first consultant/commission meeting on August 10, 2015.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 5:15 p.m.

Carlos Espinosa
City Planner

PLANNING COMMISSION

AGENDA ITEM: 3. Natallia Properties CUP Review

PREPARED BY: Carlos Espinosa

DATE: July 27, 2015

Summary

Natallia Properties LLC proposes to use the rear portion of the first story at 109 East Third Street for residential and the front for commercial. A Conditional Use Permit (CUP) is required for first-floor residential uses in the Central Business District Core pursuant to City Code Section 43.60 (b) (2):

(b) Conditional Uses. The following uses shall be permitted only if specifically authorized by the Commission in accordance with the provisions of this chapter and Section 41.01 of this Code:

(2) Residential. First story residential use within the central business district core; provided that the use meets the following conditions:

- a. Exclusive of required entrances, the residential use may occupy no portion of the front one-half of first story floor area. If any part of a rear building line is located within 100 feet of a public parking lot, no residential use may occupy the rear one-half of first story floor area. In the case of a corner lot having two building frontages, no rear first story residential use shall be permitted which has, other than required entrances, openings which are visible from a public street.
- b. The Commission may apply additional requirements of the applicant which it feels are necessary to protect future residents from the day to day activity of adjacent non-residential use

The CUP application is part of a larger project which entails the following residential units for the building:

First Floor:	2 units – subject of CUP application
Second Floor:	4 units
Third Floor:	4 units
Total	10 units

The apartments on the first floor will be 1,300-1,400 square feet and the remaining apartments will be 900 - 1,000 square feet. According to the applicant, the intended market segment is professionals.

The property is in a locally designated historic district. As a result, any exterior alterations are subject to the approval by the City's Heritage Preservation Commission.

Staff Review

Specific CUP Requirements

The two specific requirements applicable to the application are:

- (1) The residential use may occupy no portion of the front one-half of first story floor area.**

Attachment B shows the proposed first floor layout. In total, the first floor is approximately 5,000 square feet. The residential use is proposed to occupy approximately 2,200 square feet in the rear, thus dedicating no portion of the front one-half of the building's first story to residential.

- (2) If any part of a rear building line is located within 100 feet of a public parking lot, no residential use may occupy the rear one-half of first story floor area.**

Although there are parking areas with 100 feet of the project, none are city-owned public parking lots or designated customer parking spaces.

General CUP Requirements

The general requirements applicable to all CUP applications are listed below. A summary of the applicant's comments is listed in italics followed by staff's review.

- (1) The extent, location and intensity of the conditional use will be in substantial compliance with the Winona Comprehensive Plan.**

Applicant: This project is in accordance with the Downtown Revitalization Section of the Comprehensive Plan which supports additional living space in downtown that enhances the vitality of the business community.

Staff: The Comprehensive Plan designates the project as "Downtown Mixed Use" in the future land use plan:

Future Land Use Categories / Descriptions	Density / Intensity / Design
<p>DMU - Downtown Mixed Use</p> <p>Encompasses a broad range of uses and intensities:</p> <ul style="list-style-type: none"> • Governmental offices • Significant retail • Arts and entertainment, lodging, conference centers • Mid- to high-density housing • Public and private parking facilities 	<ul style="list-style-type: none"> • Greatest densities and heights • Protection of historic buildings or building groups • Design guidelines • Pedestrian-oriented design • Limited off-street parking required • Emphasize river views • Redevelopment and rehab opportunities

In accordance, the proposed project is in substantial compliance with the Comprehensive Plan.

(2) The conditional use will conform to all applicable zoning regulations for the district in which the property is located.

Applicant: The project will conform to all zoning regulations.

Staff: With approval of the CUP by the Commission, the project will conform to all applicable zoning regulations.

(3) Considering existing circumstances and potential uses under existing zoning, the conditional use will not substantially impair the use and enjoyment of other property in the neighborhood.

Applicant: The property has been largely vacant since 2007, and rehabilitation of the building will not adversely affect neighboring properties.

Staff: The proposed residential and commercial use is adjacent to existing commercial uses, and is similar to other residential/commercial buildings in the vicinity. As a result, the proposed use will not substantially impair the use and enjoyment of other property in the neighborhood.

(4) The conditional use will not impede the normal and orderly development and improvement of the surrounding property.

Applicant: Rehabilitation of the building will not excessively burden or adversely affect neighboring properties.

Staff: Given the proposed residential and commercial use is similar to neighboring properties; the project will not impede the improvement of surrounding property.

- (5) Considering existing circumstances and potential uses under existing zoning, the conditional use will not be detrimental to the existing character of the development in the immediate neighborhood or be incompatible with or endanger the public health, safety and general welfare.**

Applicant: *Rehabilitation of the building will not endanger the public health, safety, or general welfare of the neighborhood.*

Staff: The proposed commercial and residential use will be compatible with the character of the immediate area, and improvements to the building will enhance public health, safety and welfare.

- (6) The conditional use will not create an excessive burden on existing parks, schools, streets/roads and other public facilities, which serve or are proposed to serve the area.**

Applicant: *There will not be an excessive burden put on parks, schools, streets, or other properties.*

Staff: The addition of two (2) residential units to the first floor of the property will produce demand for off-street parking. However, the project is located within the downtown parking overlay – which exempts the project from the parking requirements for residential units.

- (7) The conditional use will not adversely affect neighboring property and dwellings because of excessive traffic generation, glare, noise or other nuisance characteristics.**

Applicant: *Rehabilitation of the building will not excessively burden or adversely affect neighboring properties.*

Staff: While the overall project will increase residential density in the area, the addition of two residential units on the first floor of 109 East Third Street will likely not have an adverse affect on neighboring properties in terms of excessive traffic generation, glare, noise or other nuisance characteristics.

- (8) A conditional use located on property having significant historical and architectural resources shall preserve such resources, and a conditional use shall not substantially diminish other neighboring property having significant historical and architectural resources.**

Applicant: *Natallia Properties LLC is applying for State and Federal Tax Credits so the project will meet all the historic renovation requirements.*

Staff: As noted previously, the property is in a locally designated historic district. As a result, any exterior alterations are subject to approval by the Heritage Preservation Commission.

(9) The conditional use shall either preserve or not significantly negatively affect natural and environmental resources.

Applicant: *There will be no negative effect to the environment.*

Staff: The project is proposed for a parcel that is already developed. The addition of residential units on the first floor will occur within the envelope of the existing building.

(10) The conditional use will comply with other applicable city, county, state, and federal regulations, as applicable.

Applicant: *The use will comply with all other applicable regulations.*

Staff: The applicant is working with City staff to obtain the approvals needed to proceed with the project.

Recommendation

Given the review above, staff recommends approval of the Natallia Properties CUP application.

Planning Commission Options

In review of the CUP, the following options are available to the Planning Commission:

- 1) Approve the CUP. Under this option, a motion to adopt the attached resolution would be in order.
- 2) Approve the CUP with additional conditions. Under this option, a motion to approve the attached resolution with additional conditions would be in order. Reasonable and necessary conditions may be added:
 - i. To ensure compliance with the Comprehensive Plan, the general CUP standards, and/or with the specific CUP criteria.
 - ii. To protect the health, safety, morals, and general welfare of the public.

- 3) Deny. Under this option, following the hearing and deliberation, the Commission should state specific reasons for denial related to the criteria for the CUP. A motion should be made to postpone further consideration and direct staff to bring a resolution of denial to the next meeting. Staff will then draft a resolution of denial for adoption at the next meeting.

- 4) Table. Under this option, the Commission may choose to table the application to the next meeting.

Attachments:

- A. Application
- B. Project Location and First Story Layout
- C. Downtown Residential Units
- D. Resolution

Project Narrative
Beck Building
109 East Third Street
Winona, MN 55987

The Beck Building has always been used as a commercial space since being built in 1886. The 2nd and 3rd floors of the building have sat empty and only used for storage since 1965 and the main level and basement were used by J&K Office Supplies from 1980 to 2007 is what I have found in my research. From 2007 to 2013 the building sat empty and in 2013, Inside the Vault Consignment Shoppe rented the main level and basement until end of 2014. In September 2014, the building was purchased by Natallia Properties, LLC. The building is approximately 5,000 sq feet per floor and has a front entrance from 3rd Street and rear ally entrance.

Natallia Properties is planning on having a commercial rental in the front 2000 sq ft on the Main level and 1500 sq ft on the front of the basement. The commercial space has already been rented to Nate & Ally's Frozen Treat Creations. It will open business once construction is completed. In the rear of the main level, the plan is to build two 2-bedroom apartments on the main level in the rear of the building and use the ally entrance as the entrance. The 2 apartments will utilize the current mezzanine and that will bring a unique floor plan to the main level apartments. These apartments will be 1300-1400 square feet each.

The 2nd and 3rd floor will be remodeled to house four two-bedroom apartments on each floor. Each of these apartments will be 900-1000 sq ft. This will come to a total of ten 2-bedroom apartments. These residential units will be intended for professionals and will not be student or low income housing.

The rear half of the basement (Southern half) will be utilized as storage for the apartments.

The original freight elevator will be replaced with a passenger elevator to meet code and will run from the basement to the 3rd level.

There will also be an exterior fire escape added to the Southwest portion of the building to meet code.

Natallia Properties is applying for State and Federal Tax Credits so the project will meet all the historic renovation requirements.

The plan for construction of rental units is in compliance with the 2007 Winona Comprehension Plan for increased downtown housing and states: "Create additional living space in the downtown area that will enhance the vitality of the business community. In this case, Winona can draw upon housing prototypes from the Twin Cities and other riverfront communities such as La Crosse. Loft-type multifamily buildings of up to 4 to 6 stories in height, with some amount of retail at ground floor level, have

proved popular both as condominiums and rental units. While the condo market may have peaked in larger cities, its potential in Winona remains untapped. Potential market segments include university faculty, staff and graduate students, empty-nesters, retirees and young professionals. Live-work combinations such as artists' studios should also be explored. The Downtown Revitalization Plan identifies several suitable locations for conversions or new construction. Of course, detailed market studies would likely be part of any large-scale development proposal.”

The rehabilitation of the Beck Building will not endanger the public health, safety and general welfare of the neighborhood. Nor will it create excessive burden on parks, schools, streets and other properties, adversely affect neighboring property and dwellings.



Location Map



184.3
0 92.15 184.31 Feet
PROJECTION: WGS_1984_Web_Mercator_Auxiliary_Sphere
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

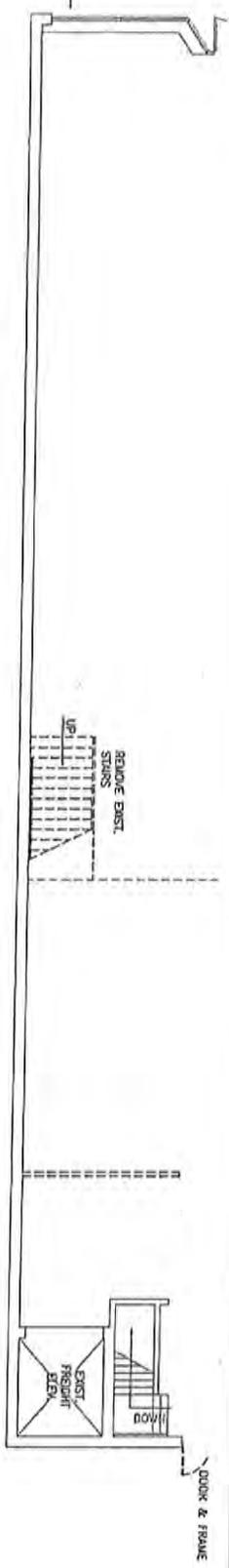
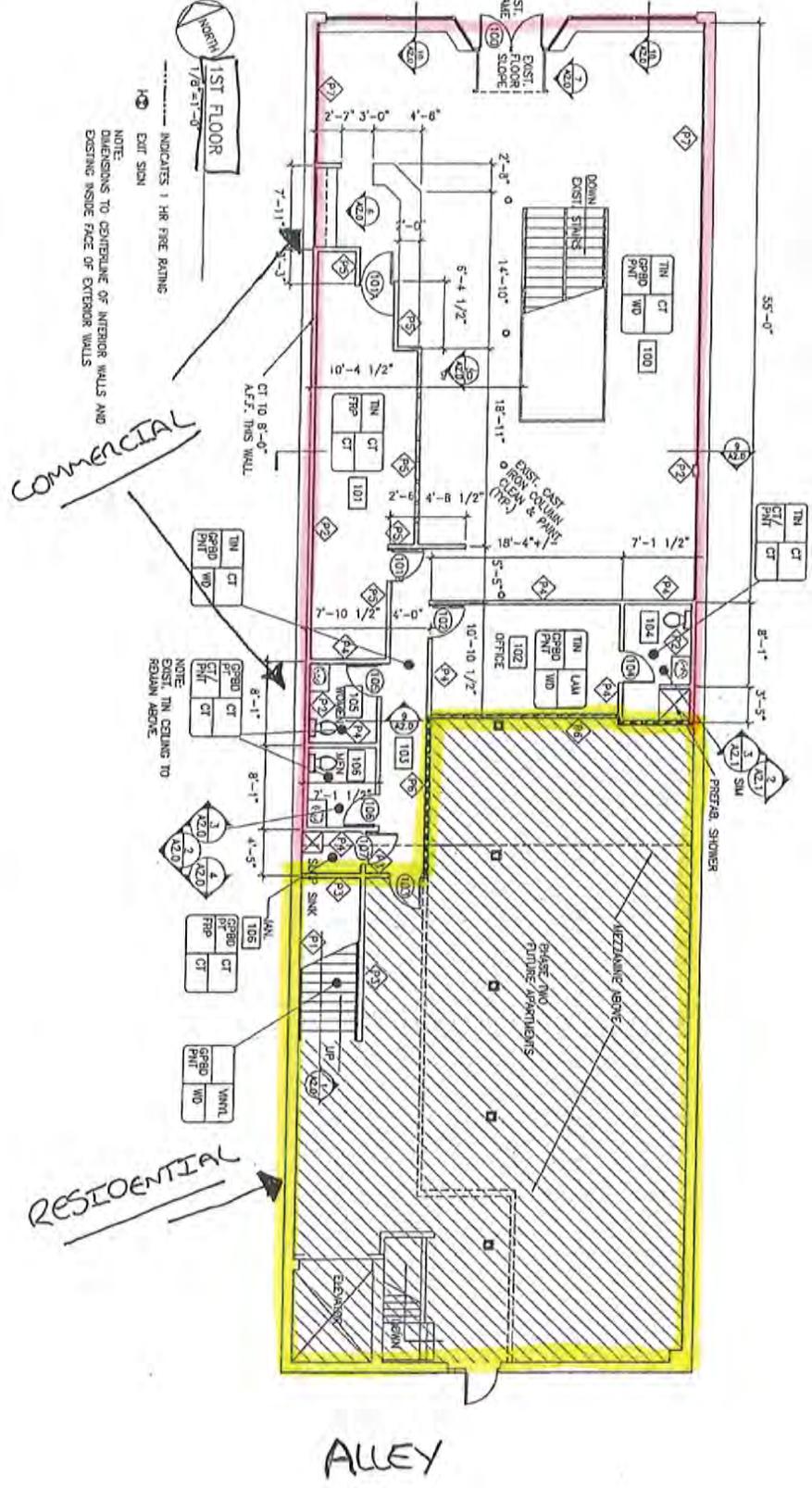
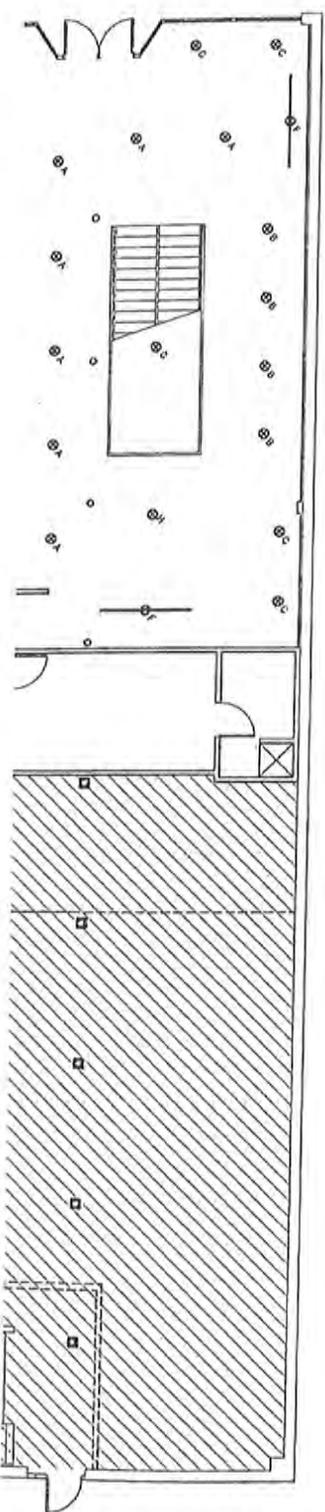
- Railroads
- City Limits
- Parcels

Notes
Revision #:

Creation Date: 7/21/2015 12:32:08 PM
Map Auto-generated by City of Winona (GIS Department Map Server).

3RD STREET

1ST FLOOR



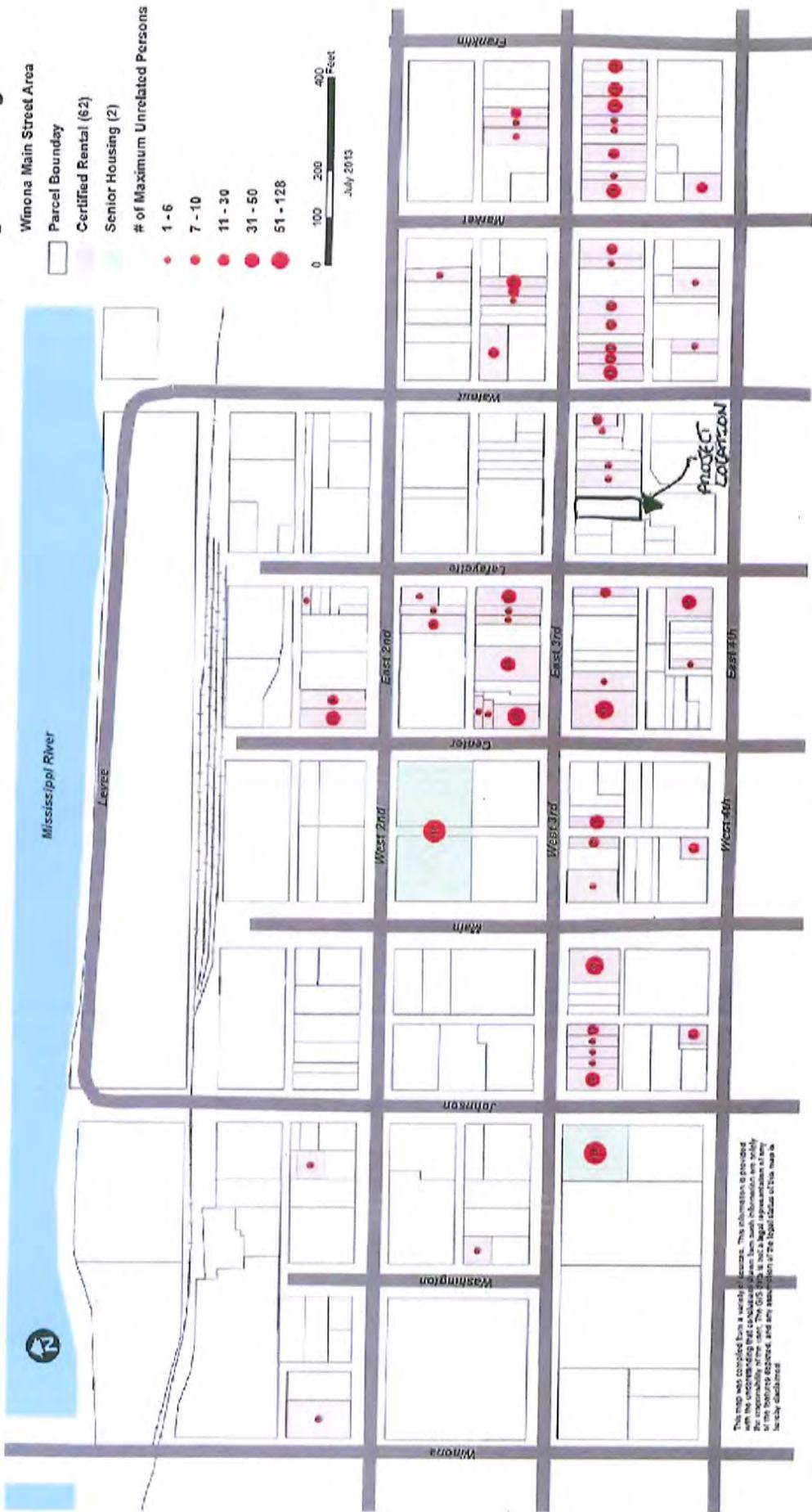
OWEN WARNEKE AND ASSOCIATES
355 WEST SECOND ST. SUITE 200
WINONA, MINNESOTA 55997

PHASE ONE - BECK BUILDING - NATE & ALLY'S YOGURT SHOP
NATALIA LLC PROPERTIES
109 EAST THIRD STREET, WINONA, MINNESOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

OWEN WARNEKE
DATE _____ RES. NO. _____

Winona Main Street Area Housing Units and Maximum Unrelated Occupancy



**CITY OF WINONA, MINNESOTA
PLANNING COMMISSION RESOLUTION 15-2**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WINONA, MINNESOTA APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR FIRST-STORY RESIDENTIAL USE WITHIN THE CENTRAL BUSINESS DISTRICT CORE

WHEREAS, the applicant, Natallia Properties LLC, seeks a Conditional Use Permit (CUP) to Winona City Code 43.60(b)(2) to use the rear-half of the first story at 109 East Third Street for residential and the front-half for commercial, which property is legally described on the attached Exhibit A and is zoned M-1; and

WHEREAS, the Planning Commission conducted a public hearing on July 27, 2015, and received public testimony regarding the requested Conditional Use Permit; and

WHEREAS, all required notices regarding the public hearing were properly made; and

WHEREAS, the Planning Commission subsequently reviewed the requested Conditional Use Permit at its meeting on July 27, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WINONA, MINNESOTA, that it adopts the following findings of fact related to the requested Conditional Use Permit:

Specific CUP Requirements

The two specific requirements applicable to the application are:

Standard #1: The residential use may occupy no portion of the front one-half of first story floor area.

Finding #2: The residential use will occupy no portion of the front one-half of the first story floor area per the layout in Exhibit C.

Standard #2: If any part of a rear building line is located within 100 feet of a public parking lot, no residential use may occupy the rear one-half of first story floor area.

Finding #2: There are no public parking lots within 100 feet of the project.

General CUP Requirements

Standard #1 The extent, location and intensity of the conditional use will be in substantial compliance with the Winona Comprehensive Plan.

Finding #1 The Comprehensive Plan designates the project as “Downtown Mixed Use” in the future land use plan:

Future Land Use Categories / Descriptions	Density / Intensity / Design
DMU - Downtown Mixed Use Encompasses a broad range of uses and intensities: <ul style="list-style-type: none"> • Governmental offices • Significant retail • Arts and entertainment, lodging, conference centers • Mid- to high-density housing • Public and private parking facilities 	<ul style="list-style-type: none"> • Greatest densities and heights • Protection of historic buildings or building groups • Design guidelines • Pedestrian-oriented design • Limited off-street parking required • Emphasize river views • Redevelopment and rehab opportunities

In accordance, the proposed conditional use is in substantial compliance with the Comprehensive Plan.

Standard #2 The conditional use will conform to all applicable zoning regulations for the district in which the property is located.

Finding #2 With this CUP approval, the conditional use will conform to all applicable zoning regulations.

Standard #3 Considering existing circumstances and potential uses under existing zoning, the conditional use will not substantially impair the use and enjoyment of other property in the neighborhood.

Finding #3 The proposed residential and commercial use is adjacent to existing commercial uses, and is similar to other residential/commercial buildings in the vicinity. As a result, the proposed use will not substantially impair the use and enjoyment of other property in the neighborhood.

Standard #4 The conditional use will not impede the normal and orderly development and improvement of the surrounding property.

Finding #4 Given the proposed residential and commercial use is similar to neighboring properties; the project will not impede the improvement of surrounding property.

Standard #5 Considering existing circumstances and potential uses under existing zoning, the conditional use will not be detrimental to the existing character of the development in the immediate neighborhood or be incompatible with or endanger the public health, safety and general welfare.

Finding #5 The proposed commercial and residential use will be compatible with the character of the immediate area and fire and safety improvements to the building will enhance public health, safety and welfare.

Standard #6 The conditional use will not create an excessive burden on existing parks, schools, streets/roads and other public facilities, which serve or are proposed to serve the area.

Finding #6 The addition of two (2) residential units to the first floor of the property will produce demand for off-street parking. However, the project is located within the downtown parking overlay – which exempts the project from the parking requirements for residential units.

Standard #7 The conditional use will not adversely affect neighboring property and dwellings because of excessive traffic generation, glare, noise or other nuisance characteristics.

Finding #7 While the overall project will increase residential density in the area, the addition of two residential units on the first floor of 109 East Third Street will likely not have an adverse affect on neighboring properties in terms of *excessive* traffic generation, glare, noise or other nuisance characteristics.

Standard #8 A conditional use located on property having significant historical and architectural resources shall preserve such resources, and a conditional use shall not substantially diminish other neighboring property having significant historical and architectural resources.

Finding #8 The property is in a locally designated historic district. As a result, any exterior alterations are subject to approval by the Heritage Preservation Commission.

Standard #9 The conditional use shall either preserve or not significantly negatively affect natural and environmental resources.

Finding #9 The project is proposed for a parcel that is already developed. The addition of residential units on the first floor will occur with the envelope of the existing building.

Standard #10 The conditional use will comply with other applicable city, county, state, and federal regulations, as applicable.

Finding #10 The applicant is working with City staff to obtain the approvals needed to proceed with the project.

BE IT RESOLVED that the requested Conditional Use Permit is hereby granted subject to the following condition:

(1) The provisions of Winona City Code, Section 43.31.1.(i), Cancellation of Conditional Use Permit, are incorporated herein and made a part hereof by reference.

[If Applicable] **BE IT FURTHER RESOLVED** that the requested Conditional Use Permit is hereby granted subject to the following conditions:

(1)

(2)

(3)

Passed by the Planning Commission of the City of Winona, Minnesota this ____ day of _____, 2015.

VOTE: __ DAVIS __ HAHN __ BALLARD __ BUELOW __ L. OLSON

__ M. OLSON __ PORTER __ BOETTCHER __ FRITZ

ATTEST:

Secretary

Chair

EXHIBIT A

Legal Description of 109 E. Third Street

Property is described as M-1 Zoning: The Easterly Two-Thirds (2/3) of Lot Four (4), Block Twenty-Three (23), Original Plat of Winona, subject to easements of record and party wall agreements of record, or 109 East Third Street, Winona County, Minnesota.

EXHIBIT B

Reference Map

EXHIBIT C

First-Floor Layout

PLANNING COMMISSION

AGENDA ITEM: 5. Future Action Items

PREPARED BY: Carlos Espinosa

DATE: July 27, 2015

The City Council has approved staff to enter into a final contract with Hoisington Koegler Group Inc. for the Development Code Update. A copy of the consultant's proposal is attached. Staff expects the first consultant/commission meeting to occur as soon as August 10th.

Attachment

CITY OF WINONA

DEVELOPMENT CODE UPDATE



*McBride***DALE**
CLARION

JUNE 18, 2015

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June 17, 2015

Mark Moeller, City Planner
207 Lafayette Street
Winona, MN 55987

Dear Mr. Moeller,

Hoisington Kogler Group Inc. (HKGi) is pleased to submit this proposal to assist the City of Winona with its Development Code Update. HKGi is a Minneapolis-based planning, landscape architecture, and urban design consulting firm that has extensive experience working with communities on a range of planning needs from general planning services to zoning ordinance updates to comprehensive planning. HKGi has worked with a number of communities to integrate new form-based zoning districts into their existing, use-based zoning ordinances, including Richfield, Eden Prairie, Apple Valley, Woodbury, and Maplewood. We also have extensive experience working with Minnesota cities similar in size and setting to Winona, including Red Wing, Hastings, Chaska, Hutchinson, Northfield, and Albert Lea. HKGi is known for its commitment to developing efficient, effective, and engaging ways to involve community stakeholders.

Based on our research and experience, Unified Development Codes are not common in Minnesota. In order to meet Winona's need for implementing this innovative code approach, HKGi has teamed with the national firm of McBride Dale Clarion (MDC), a firm that has extensive development code experience. McBride Dale Clarion, based in Cincinnati, Ohio, is part of the national affiliate Clarion Associates. Clarion Associates most recent work in Minnesota was on the Duluth Unified Development Code, which was completed and adopted in 2010. MDC has extensive experience updating, revising, and rewriting zoning ordinances across the midwest and south. This includes addressing specialty regulations such as overlay districts, mixed-use districts, form-based code provisions, parking regulations, landscaping, and architectural review.

We recognize that this is an important project for the City of Winona as it will be the first comprehensive update of its regulations since 1959. The HKGi/MDC team brings the breadth and depth of expertise needed to draft regulations that implement the visions and directions identified in the 2007 Comprehensive Plan, Riverfront Plan, and Downtown Revitalization Plan.

We look forward to working with the City of Winona on this project. Jeff Miller, a seasoned HKGi community planner, will serve as the project manager. Brad Scheib, Vice-President of the Firm, will serve as the Principal-in-Charge. Please feel free to contact us if you have any questions. Jeff can be reached at 612.252.7123 or via email at jmiller@hkgi.com and Brad can be reached at 612.252.7122 or via email at bscheib@hkgi.com.

Sincerely,

A handwritten signature in black ink that reads "Brad Scheib".

Brad Scheib, AICP
Vice-President and Planner
Hoisington Kogler Group Inc.

A handwritten signature in black ink that reads "Jeff Miller".

Jeff Miller, AICP
Planner
Hoisington Kogler Group Inc.

HKGI FIRM PROFILE



HOISINGTON KOEGLER GROUP INC.

123 North Third Street Suite 100
Minneapolis, Minnesota 55401
p: 612.338.0800 f: 612.338.6838

w: www.hkgi.com

Est.1982

PRINCIPALS:

Mark Koegler, ASLA, CEO
Paul Paige, PLA, President
Brad Scheib, AICP, Vice President
Bryan Harjes, PLA, LEED AP

ASSOCIATES:

Lil Leatham, PLA

STAFF:

7 Registered Landscape Architects
3 Certified Planners
2 Graduate Planners
4 Graduate Landscape Architects
3 Support/Technical Staff

SERVICES:

Master Planning
Landscape Architecture
Streetscape Design
School Campus Planning & Design
Site Design
Park Planning and Design
Public Participation
Zoning Ordinance
Comprehensive Planning
Greenway Planning
Bikeway and Trail Planning
Downtown Planning
Strategic Planning
Commercial Area Revitalization
Urban Design
Transit Oriented Development
Environmental Review
Corridor Studies



HKGI APPROACH

Hoisington Koegler Group (HKGI) is a firm of talented planners, landscape architects, and urban designers who share their passion for planning and design with client communities striving to create lasting places of quality. HKGI has over thirty years of experience designing high quality and distinctive public and private spaces on budget and on time. Communities seek HKGI to lead their planning and design efforts because of our ability to creatively synthesize complex program needs and planning issues within a process of community consensus-building.

COLLABORATE

We strive to integrate diverse perspectives into all of our work. We bring together teams of professionals that thrive on a studio approach to design and are passionate about the continuous process of teaching and learning.

LISTEN

In order for design to reflect the unique character of any given place, the natural, cultural, and historical values need to be heard and understood. We will continually listen to clients and stakeholders to ensure we build upon the inherent strengths of the land and consistently provide direction that respects the context of the project at hand.

EXPLORE

By embracing the complexities of our projects we can create new solutions that bring obvious and measurable value to our clients. Our thirst to seek out new connections between people and the land is at the heart of our explorations and is integral to our design process.

CREATE

Only by understanding how a planning principle evolves into a built community asset can we actually begin to see how our work affects the physical character of any given place. We will always strive to carry our conceptual planning ideas forward to built realities so that our plans can have a real and tangible contribution to our culture.

MDC FIRM PROFILE

McBride Dale Clarion (MDC) is a consulting firm based in Cincinnati, Ohio, whose staff focuses on comprehensive and land use planning, zoning codes, and development services. Anne McBride and Greg Dale founded MDC in 1999. The professionals at MDC strive to provide customized services to all of our clients. Our planners consistently produce award winning plans and codes. We assist clients across the country and navigate planning processes and stakeholder engagement to create implementable plans and user-friendly codes with a perspective in both the public and private sectors of development. Our planners are graduates of the University of Cincinnati, School of Planning. In association with our national affiliates, Clarion Associates, we offer a complete package of planning, land use law, growth management, real estate economics, and community development services.

AREAS OF EXPERTISE

MDC and Clarion Associates have developed expertise in a broad range of planning areas, including:

- Zoning Codes;
- Development standards;
- Area plans;
- Redevelopment and development plans;
- Neighborhood plans and design standards;
- Comprehensive plans;
- Multi-jurisdictional and regional planning;
- Smart growth principles in broad based community planning;
- Downtown plans and strategies;
- Citizen participation strategies;
- Sustainable development practices; and
- Community and regional planning.

McBrideDALE
CLARION



CONTACT INFORMATION

C. Gregory Dale, FAICP
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F: 513-561-1615
gdale@mcbriedale.com

www.mcbriedale.com

PROJECT UNDERSTANDING & APPROACH

PROJECT UNDERSTANDING

HKGI's understanding of the Winona Development Code Update RFP was developed through a review of the RFP, the City's 2007 Comprehensive Plan, the Riverfront Plan, Downtown Revitalization Plan, and the City's existing zoning, subdivision, and site plan ordinances. HKGI also has familiarity with the City and its existing City Code through our research and expert witness work related to the City's rental housing 30% rule ordinance. Our understanding of Winona's RFP is also informed by HKGI's and MDC's extensive experience with revising zoning and subdivision regulations, comprehensive planning, master planning, the development of design guidelines, and implementing regulations when serving as Staff Planners for communities.

It is our understanding that the Development Code Update process and ultimately, the regulations, need to:

- Ensure the regulations are easy for all to understand and City Staff to implement
- Incorporate all relevant sections of the City Code into a Unified Development Code
- Retain, yet modernize, the existing Euclidean framework
- Utilize form-based, design standards and other zoning strategies for the downtown
- Include drawings to illustrate regulations and make the Unified Development Code easier to understand
- Incorporate mixed-use zoning districts
- Ensure regulations are appropriate both for the built-up areas of the City and those on the urban edge
- Consider the City's natural setting in the bluffs along the Mississippi River
- Be developed using a process that engages and responds to the public

PROJECT APPROACH

HKGI's planning approach begins with the belief that successful community planning and design is built on the qualities and values of a community's people and landscape. Building on local qualities, values, and knowledge both reinforces and creates a unique, identifiable sense of community. This approach, universal to all of HKGI's projects, places our four core principles at the center of our practice: collaborate, listen, explore, create. The work plan proposed on the following pages is guided by these principles and is designed to engage the community throughout the process.

We will be using MDC's five-phase method to guide the update of the Development Code. This method has been used in numerous code update projects across the nation. One key to the approach is the development of an Annotated Outline prior to the initiation of code drafting. This outline will be presented to City Staff, the City Attorney, and the Planning Commission to ensure agreement on the direction of the development code update. The Annotated Outline will be informed by the stakeholder listening sessions and community meetings, the results of the existing code review and diagnosis, and the "best practices" research conducted.

A second key component of the approach will be the division of the code drafting and review into sections or modules. Using a series of modules allows for a detailed review of the new code without overwhelming City Staff or the Planning Commission. Each module will be reviewed by City Staff, City Attorney, and the Planning Commission. The number and focus of the modules will be determined once the Annotated Outline has been developed. This approach also helps the project team identify the key components that should be presented to the public during the community review process. Once all of the modules have been reviewed, the entire Unified Development Code is drafted and the adoption process, including public hearings, can begin.

PUBLIC PARTICIPATION



HKGi's and MDC's design and planning practice emphasize an inclusive community engagement process that builds community support and ensures that solutions reflect the community's values and vision. Community participation will be sought at all levels, including from the City Council, boards, commissions, and committees; City staff; stakeholders; the business community; educational institutions; and the general public. The work plan envisions community outreach throughout the project, including at the onset to learn how the current regulations do and do not work in practice; in the middle to identify visual preferences and react to initial ideas on approaches; and during the code drafting process to review recommended changes. Public hearings will be held at the Planning Commission and City Council during the adoption process.

HKGi and MDC bring a wealth of experience and a tool box of effective communication strategies. Our approach is to work with the City of Winona to determine the best ways to engage the community. While our initial thoughts on engagement include the components identified in the work plan, we will work with you at the onset of the project to prepare a community engagement plan to determine the most efficient and effective ways to involve the community in this type of project. We anticipate that community engagement will involve strategies for both face-to-face and web-based interactions, including stakeholder sessions/interviews, workshops, open houses, public hearings, and an interactive web site.

KEYS TO SUCCESSFUL PUBLIC PARTICIPATION

MANAGE EXPECTATIONS:

The public must understand their role in the update process and what is expected of them.

RESPECT FOR PARTICIPANTS:

Respecting participants means making the most of their time, energies, and ideas. It also means recognizing that different people will prefer to participate in different ways.

MEANINGFUL PARTICIPATION:

To facilitate meaningful participation, we need to convey the essential information and provide user-friendly tools for the citizens to respond.

TEAM EFFORT:

The success of the project rests with the entire team – how activities are designed, organized, and facilitated; how technical information is presented and questions addressed; how well written materials communicate key messages; and how responsive the team is to public concerns.

WORK PLAN

The following phases represent our proposed planning process and work scope for the City of Winona Development Code Update. We view this proposed work scope as a starting point for arriving at a final scope of work consistent with the City's desired project outcomes and budget capacity. We anticipate working with the City of Winona to refine this proposed work scope, budget, and schedule as needed prior to initiating the project.

PHASE ONE

MEETINGS:

- Project Orientation with City Staff, City Attorney, and Planning Commission
- Reconnaissance Tour
- Stakeholder Sessions
- Public Engagement

DELIVERABLES:

- Initial list of existing code issues

PHASE ONE — PROJECT INITIATION

The purpose of Phase One is to initiate the project with some key steps that include familiarizing ourselves with the details and procedures of the City's existing development codes and meeting with those people who frequently use or work with the development codes to identify issues that need to be addressed in the revised and unified development code sections.

TASK ONE: CONDUCT PROJECT ORIENTATION MEETINGS

- Meet with City Staff, City Attorney, and the Planning Commission to begin the process of identifying zoning issues from an administrative standpoint and to discuss and refine the project schedule.

TASK TWO: INITIAL REVIEW OF EXISTING CODES AND PLANS

- Collect city code and plan documents, including the zoning code, zoning map, subdivision code, site planning code, 2007 Comprehensive Plan, Downtown Revitalization Plan, and Riverfront Revitalization Plan, in order to familiarize ourselves with the policies, standards, and recommendations within each and begin to identify initial code issues, conflicts, and concerns.

TASK THREE: RECONNAISSANCE TOUR OF EXISTING DEVELOPMENT CONDITIONS

- Actual and/or virtual tour provided by City Staff to identify existing development patterns and conditions within the city. This tour will give the city's planning staff an opportunity to identify both positive and negative development patterns, as well as challenging code issues that should be addressed in the development code update and unification.

TASK FOUR: CONDUCT STAKEHOLDER SESSIONS

- Meet with stakeholders (City Council, City boards, commissions, committees, city staff, local developers, the university, downtown businesses, landlords, etc.) identified by the City, either individually or in

small groups. These discussions will give us a better understanding of how the existing codes' regulations work (and do not work) in practice.

TASK FIVE: PUBLIC ENGAGEMENT KICK-OFF

- Launch the project with the public to share information about the project and provide an opportunity for them to provide input regarding issues with the existing codes.

PHASE TWO — CODE REVIEW AND DIAGNOSIS

The purpose of Phase Two is to review existing plans and codes in order to diagnose where the biggest challenges are and what the goals of the update need to be. This phase will also identify potential solutions and "best practice" approaches for consideration.

TASK ONE: COMPREHENSIVE REVIEW OF EXISTING CODES AND PLANS

- Complete a comprehensive review of the existing codes and current plans to identify where those documents support each other and where they are in conflict.

TASK TWO: IDENTIFY EXISTING CODES' STRENGTHS AND WEAKNESSES

- Identify the strengths and weaknesses of the current codes' sections including ways in which the current regulations are ineffective or frustrating, ways to make the code more user-friendly, streamlining review procedures, and methods for bringing contemporary planning approaches into the development code.

TASK THREE: EXPLORE POTENTIAL APPROACHES FOR GUIDING CODE UPDATES

- Identify approaches for updates and modifications, e.g. new zoning district structures, mixed-use districts, natural resource preservation, off-street parking standards, form-based development standards, and other examples of unified development codes.

TASK FOUR: RESEARCH "BEST PRACTICE" DEVELOPMENT CODE APPROACHES

- Research similar communities regulations to identify trends and best practices that may be appropriate for Winona. This could include planned unit development standards, overlay districts, special planning districts, performance standards, form-based or hybrid components, design guidelines, and other similar practices.

PHASE TWO

MEETINGS:

- City Staff
- Public Engagement

DELIVERABLES:

- Summary of Code Review and Diagnosis
- Summary of Best Practices findings
- Summary of Public Engagement Results

WORK PLAN

TASK FIVE: PUBLIC ENGAGEMENT

- Engage stakeholders and the community in a visual preference exercise to establish preferred development patterns, architectural styles, densities, and site layouts for the various areas of the city. Efforts will be taken to ensure that all public engagement activities are fun, engaging, creative, and informative!

PHASE THREE

MEETINGS:

- City Staff
- Planning Commission
- City Attorney

DELIVERABLES:

- Annotated Outline

PHASE THREE — ANNOTATED CODE OUTLINE

Provide a proposed outline for the unified development code. This task will help give structure to the update process and provides a key checkpoint prior to the extensive work of drafting the unified development code, revised sections, and new sections.

TASK ONE: IDENTIFY STRUCTURE OF UNIFIED DEVELOPMENT CODE

- Analyze the results from the public engagement, development code research, and code diagnosis, and identify a general structure for the proposed unified development code.

TASK TWO: PREPARE ANNOTATED OUTLINE

- The outline will set out the structure of the unified development code sections, explaining the purpose and scope of each section. This will identify the overall structure for the unified development code including district structure, other development standards, and administrative procedures.

TASK THREE: CITY REVIEW MEETINGS

- Present the outline to City Staff and the Planning Commission to ensure agreement on the direction of the development code update.

TASK FOUR: COORDINATE LEGAL REVIEW

- Coordinate review of the proposed structure of the unified development code with the City Attorney.

PHASE FOUR — DEVELOPMENT CODE DRAFTING

Phase Four is when the technical updating and writing of the unified development code sections occurs. The updates will be reviewed in sections or modules to allow City Staff, City Attorney, and the Planning Commission to review each part of the new code in detail.

TASK ONE: PREPARE DRAFT UNIFIED DEVELOPMENT CODE IN A SERIES OF MODULES

- Draft the revised development code sections in a series of modules to allow for a detailed review of the new code without overwhelming staff and the Planning Commission. The number and focus of the modules will be determined following the completion of Phase Three. We anticipate that there will likely be 5-6 modules involved in updating and unifying Winona's development codes.
- Following the review of the draft code sections with City Staff, City Attorney, and the Planning Commission, each module will be finalized including adding exhibits, graphics, and images where applicable.

TASK TWO: CONDUCT CITY REVIEW MEETINGS FOR EACH MODULE

- Each module will be reviewed by City Staff and the Planning Commission to gain their feedback on the proposed revisions to and unification of the development code.

TASK THREE: COORDINATE LEGAL REVIEW

- Each module will be reviewed by the City Attorney to ensure compliance with all applicable state and local laws and ordinances.

TASK FOUR: CONDUCT STAKEHOLDER SESSIONS

- Meet with stakeholders (City Council, City boards, commissions, committees, city staff, local developers, the university, downtown businesses, landlords, etc.) identified by the City, either individually or in small groups. These discussions will give us a better understanding of any concerns that key stakeholders may have with the proposed revisions to and unification of the development code.

TASK FIVE: PREPARE DRAFT OF THE REVISED ZONING MAP

- The City's zoning map will be updated based on new district names, designations, or any other applicable changes from current zoning map designations.

TASK SIX: CONDUCT CITY REVIEW MEETINGS OF THE REVISED ZONING MAP

- The revised zoning map will be reviewed by City Staff and the Planning Commission to gain their feedback on the proposed revisions.

TASK SEVEN: COORDINATE LEGAL REVIEW

- The revised zoning map will be reviewed by the City Attorney to ensure compliance with all applicable state and local laws and ordinances.

PHASE FOUR

MEETINGS:

- City Staff
- Planning Commission
- City Attorney
- Stakeholder Sessions
- Public Engagement

Note: City Staff, Planning Commission and City Attorney will review each module for a total of 5 to 6 meetings of review

DELIVERABLES:

- Unified Development Code Drafts (note the code will be divided into modules for review purposes)
- Zoning Map
- Executive Summary

WORK PLAN

TASK EIGHT: PUBLIC REVIEW OF THE DRAFT UNIFIED DEVELOPMENT CODE AND ZONING MAP

- The draft unified development code will be presented to the public for review and comment. Exhibits, test code examples, and potential development scenarios will be created to illustrate the impacts of the new code to the public. These scenarios will be presented in a way to clearly show what the current code allows and what the new code would allow.
- The proposed changes to the zoning map will also be available for review by the public so stakeholders can identify how their property might be affected by the proposed code updates.

TASK NINE: FINAL DRAFT OF UNIFIED DEVELOPMENT CODE AND ZONING MAP

- Following the input from the public review, code sections and the zoning map will be refined and updated as necessary and a final draft for City adoption will be prepared.

TASK TEN: PREPARE EXECUTIVE SUMMARY

- The project team will prepare an executive summary that explains the new unified development code and the revised zoning map, including the key revisions and the rationale behind them.

PHASE FIVE

MEETINGS:

- City Staff
- Planning Commission
- City Council

DELIVERABLES:

- Final Unified Development Code

PHASE FIVE — DEVELOPMENT CODE ADOPTION

TASK ONE: PLANNING COMMISSION PUBLIC HEARING

- Attend one public hearing at the Planning Commission to present the Unified Development Code and revised code sections and answer any questions that the Commission or public may have.

TASK TWO: CITY COUNCIL PUBLIC HEARING

- Attend one public hearing at the City Council to once again present the Unified Development Code and the revised code sections and answer any questions that the Council or public may have.

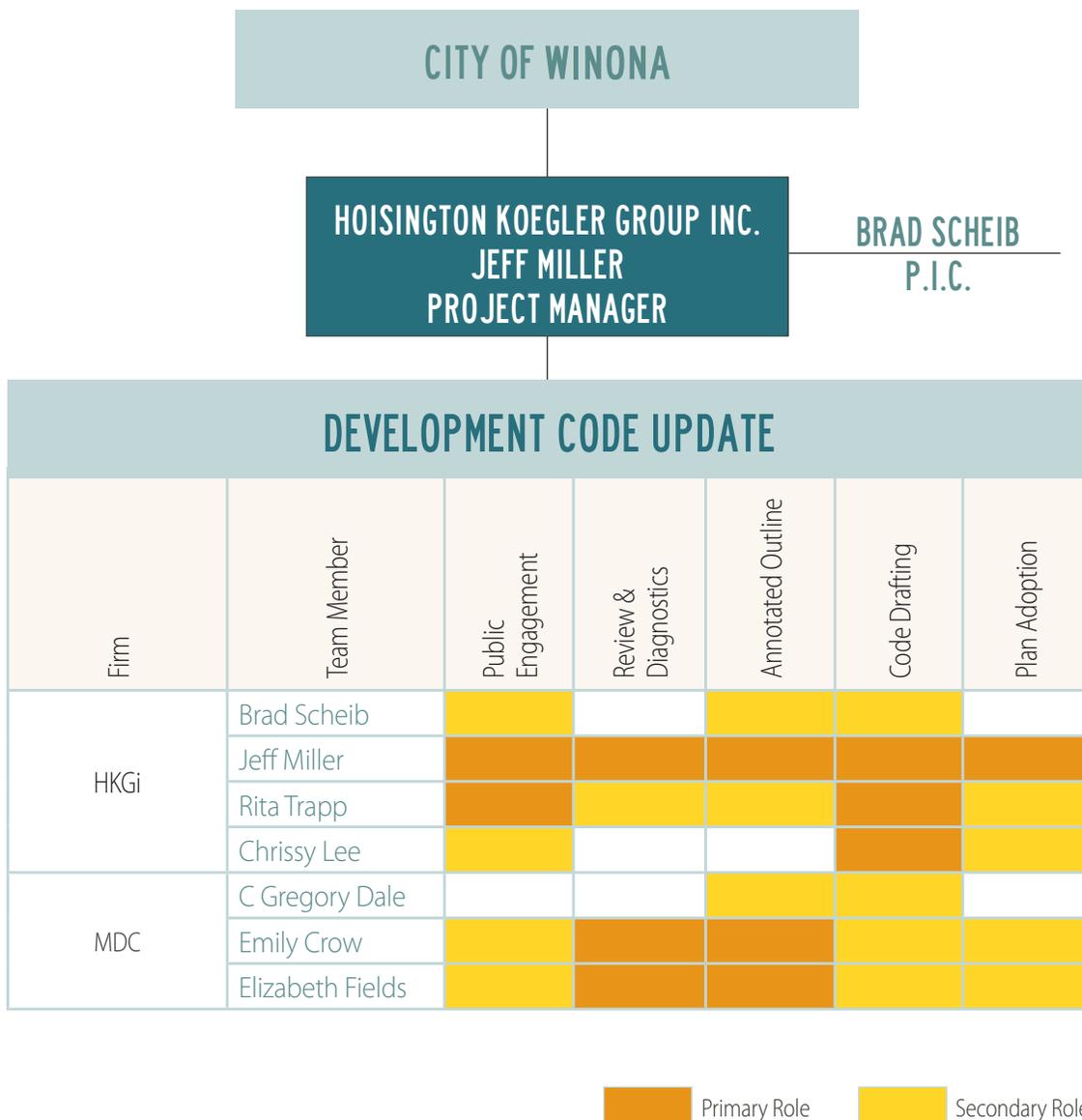
TASK THREE: FINAL REVISIONS TO UDC AND DELIVERABLES

- Make any final changes to the UDC sections or zoning map following the public hearings at the Planning Commission and City Council.
- Provide the final UDC to the City in both Word and interactive PDF format, as well as one printed copy. Provide the final zoning map to the City in both PDF and GIS formats.

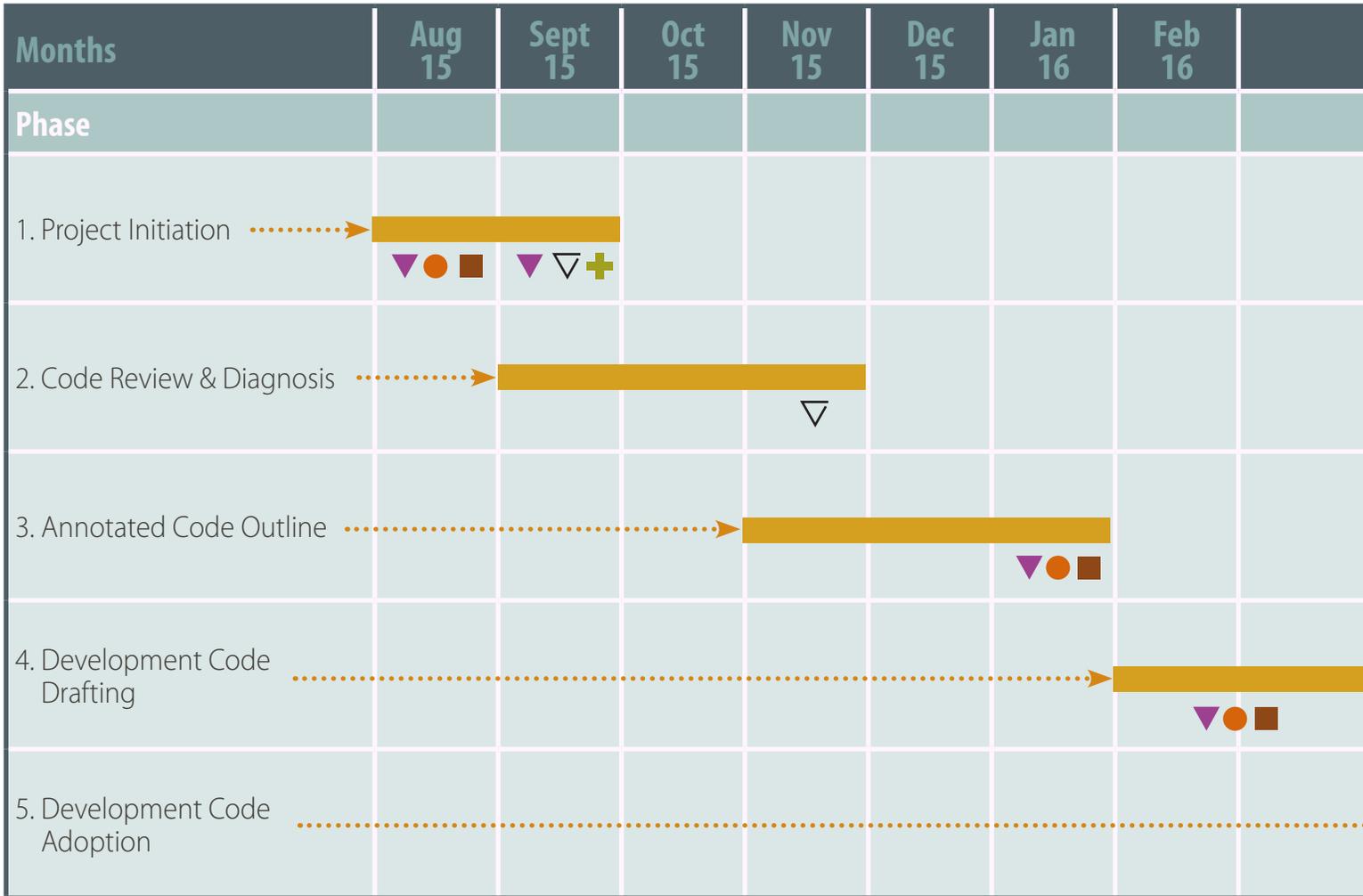
PROJECT TEAM

THE HKGI | MDC TEAM

The HKGi/MDC team will be led by Project Manager Jeff Miller who will be responsible for coordinating the team's efforts and day-to-day project activities. He and Rita Trapp will be the primary team members working directly with City Staff, the Planning Commission, stakeholders, and the public. Chrissy Lee will be principally involved with the code development phase and the creation of graphics to illustrate the regulations. Staff from MDC will be integrally involved throughout the process. In particular they will lend their leadership during the Code Review & Diagnostics and the development of the Annotated Outline. MDC will be in the community twice during the project, once near the beginning of the project and then during the review of the Annotated Outline. All team members will assist in the drafting of the development code.



SCHEDULE & FEES



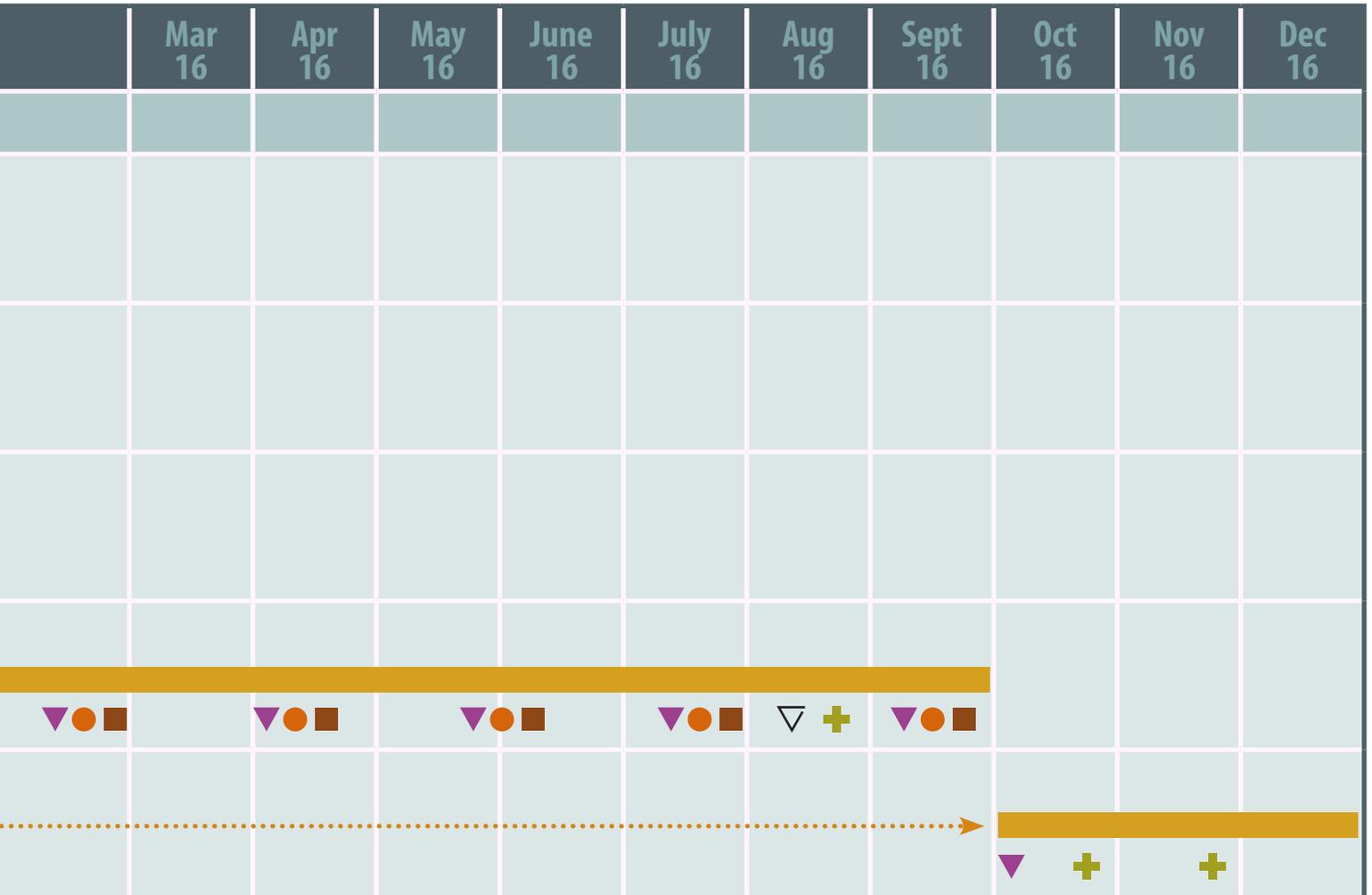
MEETINGS

- Planning Commission ▽ Public Engagement (Stakeholder Sessions, Community Meetings) ▼ City Staff
- + City Council ▲ Public Hearing ■ City Attorney

Projected Number of Meetings

City Staff Workshops	10
City Attorney	7 (some of these meetings could be combined with City Staff Team meetings)
Planning Commission	10 (includes 2 Stakeholder Input Sessions)
City Council	3 (includes 2 Stakeholder Input Sessions)
Stakeholder Input Sessions	12 (the City can determine how these will be distributed between the 2 sets)
Public Meetings	3
Public Hearings	2

SCHEDULE & FEES



Fees By Phase	
Phase One - Project Initiation	\$8,300
Phase Two - Code Review and Diagnosis	\$24,600
Phase Three - Annotated Code Outline	\$8,800
Phase Four - Development Code Drafting	\$47,800
Phase Five - Development Code Adoption	\$7,000
Expenses	\$3,500
Total	\$100,000

RESUMES



BRAD SCHEIB, AICP

AREAS OF EXPERTISE:

Brad Scheib, Vice President and certified planner, has been a leader in community planning and structuring appropriate regulatory tools to a given need. Brad earned his degree from Iowa State University in Community and Regional Planning with a focus in Geographic Information System (GIS) analysis and Transportation Planning. Prior to joining Hoisington Koeigler Group in 1997, Brad served as a staff planner for a number of municipalities in the Twin Cities Metropolitan Area. Through a creative and collaborative thought process, Brad excels at finding unique solutions to implementation through zoning and regulatory controls. Today he serves in a number of project roles including principal in charge, project management, public process facilitator and lead planner.

YEARS OF EXPERIENCE: 20

EDUCATION:

Bachelor of Science in Community and Regional Planning - Iowa State University

Minnesota Real Estate Coursework - Prosource Educational Services

Form Based Codes Institute - three course training series

MEMBERSHIPS AND AFFILIATIONS

National Chapter and Minnesota Chapter, American Planning Association (APA) --past Board Member of MnAPA and various committee participation

Sensible Land Use Coalition--SLUC

Minnesota Design Team (Co-Leader Rockford, Mn and participant in Kimball, MN)

Urban Land Institute (ULI)

Participant ULI Advisory Panel, Virginia Beach, VA

PROFESSIONAL ACCREDITATIONS

Member: American Institute of Certified Planners (AICP) - Cert. # 013665



PROJECT EXPERIENCE

Albert Lea, MN

Comprehensive Plan

Apple Valley, MN

Comprehensive Plan

Bus Rapid Transit TOD Zoning District Study

Bondurant, IA

Zoning Ordinance Amendments

Small Area Master Plans

Byron, MN

Comprehensive Plan

Chanhassen, MN

CR61 Corridor Land Use Study

2005 Growth Area AUAR

Bluff Creek Zoning Overlay District

Parking Study

Eden Prairie, MN

TOD Zoning District

Fairbault, MN

Comprehensive Plan

Grand Rapids, MN

Downtown Master Plan

Zoning Ordinance Updates

Greenfield, MN

General Planning Services

Zoning and Subdivision Amendments

Hassan Township, MN

Comprehensive Plan

Inver Grove Heights, MN

Comprehensive Plan

Development Services/Plan Review

Concord Boulevard Neighborhood Plan

NW Quadrant Study and Zoning

Ordinance

Maplewood, MN

Gladstone Neighborhood Redevelopment Plan

Form-Based Zoning District

Medicine Lake, MN

General Planning Services

Zoning Ordinance Updates

Minneapolis, MN

Downtown East/North Loop Master Plan and Rezoning study

Moorhead, MN

Comprehensive Plan

Growth Area Plans and AUAR

River Corridor Master Plan

Zoning Ordinance Updates

Newport, MN

Zoning Ordinance Updates

Red Wing, MN

Comprehensive Plan

Downtown Action Plan

Richfield, MN

I-494 Corridor Study and Mixed-Use Zoning Ordinance

Rochester, MN

Comprehensive Plan

Storm Lake, IA

Comprehensive Plan

Lake Avenue Trail

Zoning Ordinance Updates



JEFF MILLER, AICP

YEARS OF EXPERIENCE: 15

EDUCATION

Master of Planning, Hubert H. Humphrey Institute of Public Affairs, University of Minnesota

Bachelor of Arts in Economics, St. Olaf College, Northfield, MN

MEMBERSHIPS AND AFFILIATIONS

American Planning Association, Minnesota Chapter

Sensible Land Use Coalition

Urban Land Institute, Minnesota Chapter

ACCOMPLISHMENTS

2014 MN APA Planning in Context Award - Chaska Downtown Signage Design Guidelines

2002 MN APA Outstanding Plan Award - Northwest Corridor Planning and Design Framework

PUBLICATIONS

Reusing Brownfields: Obstacles and Opportunities for Inner-Ring Suburbs, article published in the CURA Reporter (Center for Urban and Regional Affairs), Author, October 2001



AREAS OF EXPERTISE:

Jeff provides expertise in the areas of land use planning, small area/master plans, comprehensive plans, corridor plans, redevelopment plans, urban design, community visioning, public participation, environmental review, historic preservation, and zoning. He has also worked as a city planner for five communities, as a consultant, and in the academic environment, and he also brings strong urban design knowledge and ideas to his projects thanks to his previous experience with the Design Center for the American Urban Landscape. This range of experience has enabled him to develop an integrated planning approach and understand the issues and opportunities communities face from a variety of perspectives.

PROJECT EXPERIENCE:

Albert Lea, MN

Comprehensive Plan

Apple Valley, MN

Comprehensive Plan

Cedar Ave BRTOD Zoning Ordinance & Design Guidelines

Arden Hills, MN

TCAAP Master Plan

Chaska, MN

Downtown Master Plan

Comprehensive Plan

Southwest Growth & Development Plan

Downtown Signage Zoning District and Design Guidelines

Hazeltine Development Concept

Dakota County, MN

Grant Writing Services

Dayton, MN

Parks, Trails and Open Space Plan

Eden Prairie, MN

Town Center Design Guidelines and Zoning

Comprehensive Plan

Transit Oriented Zoning Ordinance

Fridley, MN

Northstar TOD TIF District Master Plan

Golden Valley, MN

Zoning and Subdivision Ordinance Revision

Hennepin County, MN

Transitional Station Area Action Plans

Penn Avenue Corridor Vision and Implementation Framework

Minnehaha-Hiawatha Strategic Investment Framework

Hermantown, MN

Marketplace Redevelopment Concepts

Munger Trail Spur Connector

Independence, MN

Parks, Trails and Open Space Plan

Marcy-Holmes Neighborhood, Minneapolis, MN

Neighborhood Master Plan Supplement

Maplewood, MN

Form-Based Zoning District

Minneapolis, MN

North Loop Small Area Plan

North Loop Park Scoping Study

Downtown East/North Loop Rezoning Study

South Lyndale Corridor Master Plan

Mound, MN

Comprehensive Plan

General Planning Services

Osseo, MN

Redevelopment Master Plan

Comprehensive Plan

Ramsey, MN

Comprehensive Plan

Richfield, MN

I-494 Corridor Study and Mixed-Use Zoning Ordinance

Rogers, MN

Comprehensive Plan

General Planning Services

Roseville, MN

Comprehensive Plan

St. Louis Park, MN

Louisiana Station Design Guidelines

Exterior Lighting Zoning Ordinance

Woodbury, MN

Urban Village Zoning District

RESUMES



RITA TRAPP, AICP, LEED AP

YEARS OF EXPERIENCE: 12

EDUCATION:

Bachelor of Science in Land Use Geography and Economics, University of Wisconsin-Eau Claire

MEMBERSHIPS AND AFFILIATIONS

American Institute of Certified Planners (AICP)

Accredited Professional, Leadership in Energy and Environmental Design (LEED)

Professional Development Officer for Minnesota Chapter, American Planning Association

Former Secretary of Board of Directors, Minnesota Chapter, US Green Building Council

LEED Neighborhood Development (ND) review of Loring Park Neighborhood

2006 Chair, Minnesota Design Team and co-leader of Walker and Maple Plain Visits

Former Vice Chair, Planning Commission, Vadnais Heights, Minnesota



AREAS OF EXPERTISE:

Rita blends strong technical planning with exceptional communication and management skills. She is an effective communicator, comfortable both organizing input processes and facilitating both large and small group activities. She has served on a multitude of planning teams addressing comprehensive planning, redevelopment, downtowns, zoning, parks and trails, active living, and strategic planning needs. In addition to assisting communities in times of staff transition, she has provided day to day planning services for the City of Mound for more than 7 years. Her previous work in the public sector and on her local planning commission means she is able to approach planning projects with an understanding of the client's perspective.

PROJECT EXPERIENCE

Bondurant, IA

Zoning Ordinance Amendments

Coon Rapids, MN

Foley Boulevard Station Area Plan

Eagan, MN

NE Land Use Study

Comprehensive Plan

Faribault, MN

General Planning Services

Zoning Ordinance Amendments

Fargo, ND

Design Guidelines for Growth Areas Implementation

Golden Valley, MN

Zoning and Subdivision Ordinance Study

Grand Rapids, MN

Zoning Ordinance Amendments

Greenfield, MN

Consulting Planner

Zoning Ordinance Amendments

Hassan Township, MN

Consulting Planner

Comprehensive Plan

Luverne, MN

Comprehensive Plan

Monticello, MN

Comprehensive Plan

Moorhead, MN

Comprehensive Plan

Growth Area Plans

Growth Area AUARs

Planning Services

Zoning Ordinance Updates

Mound, MN

Consulting Planner

Comprehensive Plan

Visions AUAR

Zoning Ordinance Amendments

Osseo, MN

Downtown Market & Planning Study

Perry, IA

Comprehensive Plan

Potlatch Corporation

Land Development Services

Rogers, MN

Comprehensive Plan

Roseville, MN

Comprehensive Plan

St. Michael, MN

Comprehensive Plan

Storm Lake, IA

Comprehensive Plan

Zoning Ordinance Updates

Wahpeton, ND

Comprehensive Plan



CHRISSY LEE

YEARS OF EXPERIENCE: 2

EDUCATION:

Master of City Planning - University of Pennsylvania, Philadelphia, PA

Bachelor of Arts, Studio Art - Carleton College, Northfield, MN

MEMBERSHIPS/AFFILIATIONS:

American Planning Association

Minneapolis Bicycle Coalition

AREAS OF EXPERTISE:

Chrissy is a planner and recent graduate from the University of Pennsylvania's Master of City Planning program. As part of her Urban Design studio at UPenn, Chrissy developed a form-based code for a greenfield site in Bryson City, North Carolina. The resulting code provides a framework for future private development, including guiding principles, street typologies, development design standards, and typologies for a range of mixed use and residential buildings. In addition to her background in community and public space planning, Chrissy has several years of experience as an analyst and project manager for the New York City Department of Education. Chrissy draws on her diverse background in planning, visual arts, and public policy to provide integrated and people-centered approaches to planning and design.

PROJECT EXPERIENCE

Apple Valley, MN

Cedar Avenue BRT Market and Development Study

Bloomington, MN

Bloomington Alternative Transportation Plan

Coon Rapids, MN

Foley Boulevard Station Area Plan

Eden Prairie, MN

Transit Oriented Zoning Ordinance

Fridley, MN

Northstar TOD TIF District Master Plan

Hennepin County, MN

SW LRT Transitional Station Area Action Plans

Penn Avenue Corridor Vision Framework
Bottineau LRT Station Area Planning

Ironwood, MI

Comprehensive Plan

Lanesboro, MN

Lanesboro Art Center Campus Master Plan

Medicine Lake, MN

Zoning Ordinance Amendments

Minneapolis, MN

Hiawatha Business Inventory

Perry, IA

Comprehensive Plan

Philadelphia, PA

More Park, Less Way: An Action Plan for the Benjamin Franklin Parkway*

Make Your Mark! The Lower Lancaster Revitaliation Plan*

Along the Avenue: The Economic Development Strategic Plan for Germantown and Lehigh*

Rochester, MN

Comprehensive Plan

St. Louis Park, MN

Louisiana Station Area Planning and Design Guidelines

* - Project completed prior to joining HKGi





C. GREGORY DALE, FAICP

Principal, Partner

Greg Dale is a founding Principal with McBride Dale Clarion, the Cincinnati affiliate office of Clarion Associates. Mr. Dale is a Fellow of the American Institute of Certified Planners. He has managed planning projects throughout the country and has expertise in comprehensive plans, growth management plans, land use regulations, citizen outreach programs, planning for historic areas and expert testimony on planning, zoning and land use development issues. Mr. Dale has managed or assisted with planning projects in Ohio, Kentucky, Indiana, Pennsylvania, New York, Maryland, Tennessee, North Carolina, South Carolina, Georgia, Mississippi, Missouri, Wisconsin, Illinois, Kansas, Oklahoma, Colorado, and Nevada.

EDUCATION

University of Cincinnati

College of Design, Architecture, Art and Planning
Master's Degree in Urban Planning

Georgetown College (Georgetown, KY)

B.S., Political Science and Sociology,
Cum Laude

CERTIFICATIONS

Fellow of the American Institute of Certified Planners

004684

AREAS OF EXPERTISE

- Comprehensive Plans
- Land Use Planning
- Growth Management Plans
- Intergovernmental Coordination
- Public Participation

PUBLIC & COMMUNITY SERVICES

- President, Ohio Chapter of the American Planning Association, 1986-1988
- Executive Committee, APA Chapter Presidents' Council, 1988-1990
- Secretary/Treasurer, APA Planning and Law Division, 1990-1992
- Former Board Member, Cincinnati Historic Conservation Board
- Former Board Member, Victory Neighborhood Services Board of Directors
- Founding Trustee, Columbia Tusculum Economic Development Corporation
- Member, American Planning Association

RELEVANT PROJECT EXPERIENCE

**Projects listed in reverse chronology*

- | | |
|--|---------|
| ■ Independence, OH - Area Plan Implementation Strategy (Project Manager-Sub to planningNext) | Current |
| ■ Blue Ash, OH - Comprehensive Plan and Zoning Code Update (Principal-In-Charge) | Current |
| ■ Middletown, OH - Master Plan Update (Principal-In-Charge) | Current |
| ■ Sharonville, OH - Comprehensive Plan and Zoning Code Update (Principal-In-Charge) | Current |
| ■ Deerfield Township, OH - Kingswood Site Redevelopment (Principal-In-Charge) | Current |
| ■ Chattanooga, TN - Thrive 2055 Regional Plan (Principal-In-Charge) | Current |
| ■ Springdale, OH - Zoning Code Update (Principal-In-Charge) | Current |
| ■ Columbia, SC - Comprehensive Land Use Plan Update (Principal-In-Charge) | 2015 |
| ■ Deerfield Township, OH - 2007 & 2014 Comprehensive Plan Updates (Principal-In-Charge) | 2015 |
| ■ Suffolk, VA - Comprehensive Plan Update (Principal-In-Charge) | 2015 |
| ■ Delhi Township, OH - Sign and Parking Regulations (Principal-In-Charge) | 2015 |
| ■ Cleveland/Bradley County, TN - Comprehensive Plans and Small Area Plans (Principal-In-Charge) | 2013 |
| ■ Columbus, OH - East Franklinton Creative Community District Plan Implementation Strategy (Project Manager) | 2012 |
| ■ Williamson County, TN - Zoning Ordinance Update (Principal-In-Charge) | 2012 |
| ■ Youngstown, OH - Redevelopment Code (Project Advisor) | 2012 |
| ■ Johnson County, KS - Visioning Services for Johnson County 2030: Living Our Vision (Project Advisor) | 2011 |
| ■ Anderson Township, OH - 2005 & 2011 Comprehensive Plan Updates (Principal-In-Charge) | 2011 |
| ■ Bath Township, OH - Comprehensive Plan Update (Principal-In-Charge) | 2011 |
| ■ Cincinnati, OH - Comprehensive Plan Update (Co-Project Manager w/ planningNext) | 2011 |
| ■ Cleveland/Bradley County, TN - BCC 2035: Joint Strategic Plan (Principal-In-Charge) | 2011 |



EMILY CROW, AICP

Senior Planner

Ms. Crow is a certified planner and has worked as a planning consultant since 2001. She has created award winning plans and design guidelines, and worked with communities throughout the U.S. Midwest, and South-east. She has developed skills in land use, policy, and comprehensive plans. She has also conducted plan review and permitting for communities. Ms. Crow has experience working with growth demand forecasting for public facilities, form based planning, and context sensitive design guidelines, and special area redevelopment plans and regulations.

PROJECT EXPERIENCE

- Thrive 2055 Initiative | Regional Strategic Plan (Project Coordinator)-Current
- North Mississippi Regional Coalition | Marshall, Tunica, and Desoto County Economic Development Study (Project Manger)-Current
- City of Columbia, SC | Plan Columbia Land Use Plan Update (Project Manager, Senior Planner)-2015
- Richland County, SC | Land Use Plan (Planner)-2015
- City of Morehead, KY | Comprehensive Plan (Project Manager)-2014
- DeSoto County, MS | I-69/I-269 International Trade Corridor Stewardship Plan (Project Coordinator/Senior Planner)-2013
- Cleveland/Bradley, TN | Comprehensive and Area Plans (Project Manager, Senior Planner)-2013
- City of Charleston, TN | Greenway Plan (Project Manager, Senior Planner)-2012
- City of Huber Heights, OH | Comprehensive Plan Update (Project Manger, Senior Planner)-2012
- Washington Township, Pickaway Co., OH | Land Development Plan (Project Manger, Senior Planner)-2012
- Cleveland/Bradley, TN | BCC 2035 Joint Strategic Plan (Assistant Project Manager, Senior Planner)-2011
- Johnson County, KS | Strategic Plan (Planner)-2010
- City of Loveland, OH | Downtown Site Analysis (Project Manager, Senior Planner)-2010
- Nashville/Davidson County, TN | Nashville-Naturally- "Implementation Options for Projecting Green Spaces: A Case Studies Report" (Planner)-2010
- City of Hyattsville, MD | 2010 Community Legacy Revitalization Plan (Senior Planner)-2010
- City of Rock Hill, SC | Community Livability Plan (Land Use Planner)-2010
- City of Manassas, VA | Comprehensive Plan (Land Use Planner)-2010
- Powhatan County, VA | Comprehensive Plan (Senior Planner)-2010
- Town of Culpeper, VA | Comprehensive Plan Update (Assistant Project Manager, Senior Planner)-2010
- City of Springdale, OH | Progress Place Redevelopment Plan (Senior Planner)-2009
- City of Middletown, OH | Middletown Mall Site Redevelopment (Senior Planner)-2009

EDUCATION

University of Cincinnati

College of Design, Architecture,
Art and Planning
Bachelor of Urban Planning- 2002

CERTIFICATIONS

American Institute of Certified Planners
019504

AREAS OF EXPERTISE

- City and County Comprehensive Plans
- Land Use Planning
- Growth Management Plans
- Design Guidelines
- Redevelopment Plans

PROFESSIONAL SKILLS

- Project Management
- Plan Writing
- Public Participation
- Presentations
- Plan/Development Review
- Research and Analysis
- Scenario Planning/Land Use Models
- Illustrations, Graphics, and Mapping

MEMBERSHIPS/AFFILIATIONS

- Member, American Planning Association
- Member, Ohio Chapter American Planning Association, OAPA



ELIZABETH FIELDS, AICP

Associate

Ms. Fields is a certified planner and has worked in the planning field since 2007. Since joining McBride Dale Clarion in 2013, she has worked on a variety of projects including comprehensive plans, master plans, and zoning codes. Other tasks have involved property research, zoning analysis, document preparation, and community engagement.

She additionally serves as planning staff for Loveland and Mason, Ohio where she reviews site plans, prepares staff reports, and presents at public meetings. She has experience in downtown revitalization, special districts, and historic preservation.

EDUCATION

University of Cincinnati
College of Design, Architecture,
Art and Planning
Bachelor of Urban Planning- 2007

CERTIFICATION

American Institute of Certified Planners
024672

AREAS OF EXPERTISE

- City and County Comprehensive Plans
- Land Use Planning
- Zoning Code Analysis and Updating Zoning Code Regulations
- Master Plans and Special Area Plans
- Financing District Education and Implementation
- Planning Staff Services including Subdivision and Site Plan Review, Staff Reports, and Public Presentations

PROFESSIONAL SKILLS

- Plan Writing
- Zoning Regulation Drafting
- Public Participation
- Presentations
- Research and Analysis
- Illustrations, Graphics, and Mapping

MEMBERSHIPS/AFFILIATIONS

- Member, American Planning Association
- Member, Ohio Chapter American Planning Association, OAPA

PROFESSIONAL EXPERIENCE

Comprehensive Plans

Ms. Fields has worked on comprehensive plans contributing in all aspects of the plan process including research and analysis, public outreach, visioning and goal setting, policy development, and plan writing. She also contributes mapping and graphics to comprehensive plan documents.

Master Plans and Special Area Plans

Ms. Fields has assisted in the preparation of master plans and special area plans by providing assistance on existing condition studies, property owner and parcel research, design recommendations, community presentations, consensus building activities, and plan implementation.

Zoning Regulations and Recommendations

Ms. Fields has assisted in the drafting and updating of zoning regulations and has provided zoning recommendations as components of planning projects.

Planning Staff

Ms. Fields is currently serving as planning staff for Loveland and Mason, Ohio. In this role, she conducts plan review for site plans, conditional use grants, and subdivisions, along with preparing staff reports and presentations for public meetings. She also served as planning staff for Windsor and Colorado Springs, Colorado and was staff to the Town of Windsor Planning Commission, Town Board, Historic Preservation Commission, and Downtown Development Authority Board of Directors.

CURRENT PROJECTS

Blue Ash, Ohio
Zoning Code Update

City of Springdale, Ohio
Zoning Code Update

Deerfield Township, Ohio
Site Redevelopment Project

Sharonville, Ohio
Comprehensive Plan and Zoning Code Update

Morgantown, West Virginia
Downtown Design Standards

Mason, Ohio
Staff Planner

Loveland, Ohio
Staff Planner

RECENT PROJECTS

Deerfield Township, Ohio
Comprehensive Plan Update

Suffolk, Virginia
Comprehensive Plan Update

Blue Ash, Ohio
Land Use Plan Update

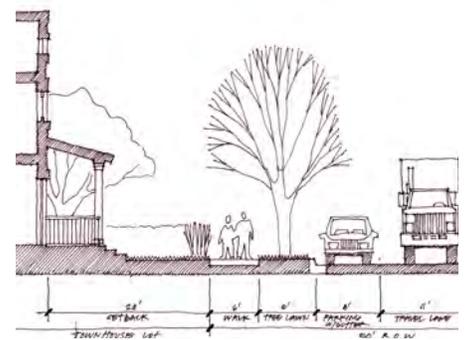
Delhi Township, Ohio
Zoning Code Update

Columbia, South Carolina
Land Use Plan Update

Windsor, Colorado
Establishment of Downtown Development Authority
Downtown Design Guidelines and Financing Plan (Master Plan)

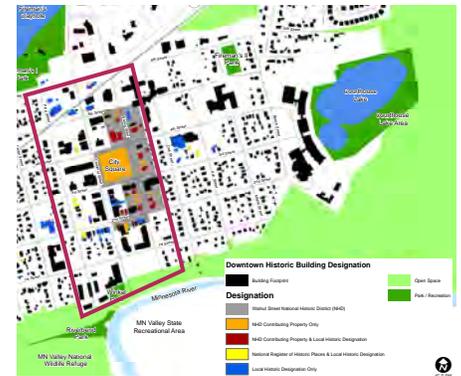
HKGI RELEVANT EXPERIENCE

HKGi has over 25 years experience preparing zoning and subdivision ordinances, design guidelines, and other regulatory tools that help shape growth, development and infrastructure and preserve and enhance community assets. We also use ordinances and regulations every day in our work as planners for the communities of Greenfield, Mound, and Medicine Lake. That hands-on experience allows us to know what works and how to prepare effective ordinances and guidelines in a clear and user-friendly manner. Our approach is pragmatic and inclusive. We involve staff, officials, property owners, civic groups and the public in the process to assure community buy-in and understanding. We include illustrations, charts and tables to enhance clarity and to efficiently communicate the regulation intent and details. We also build in flexibility to allow for creative design solutions while retaining control to assure quality and conformance with the ordinance intent. The result of our commitment to communications and a hands-on approach is a successful track record of ordinance and design guidelines. The following are a few examples of some of the issue specific ordinances we have developed.



CHASKA DOWNTOWN SIGNAGE

One of the first implementation strategies of the 2012 Downtown Master Plan was to improve the City's guidance for signage in the downtown area. HKGi facilitated a collaborative effort between the City's Community Development Department and the Chaska Downtown Business Alliance (CDBA). HKGi worked with a project task force consisting of representatives of downtown business owners, Planning Commissioners, Heritage Preservation Commissioners, City Staff, and sign makers. A visual preference survey was developed to identify signage preferences of the project task force, Downtown Business Alliance, City Staff, elected and appointed city bodies. Using community input HKGi developed the Downtown Chaska Signage Design Guidelines as a succinct and visual design guidelines manual.

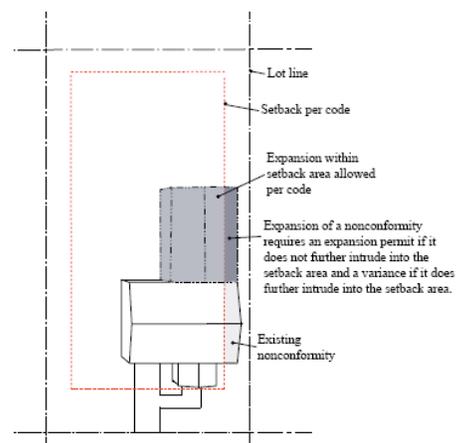


ST. LOUIS PARK OUTDOOR LIGHTING

In response to neighborhood concerns about lighting of outdoor recreational facilities, HGKi conducted a study to recommended amendments to the zoning ordinance. The process involved review of the City's exterior lighting ordinance issues, research of national/local lighting best practices and model ordinances, and the development of code revisions. The ordinance rewrite better controls light pollution by including standards that require use of current lighting technologies.

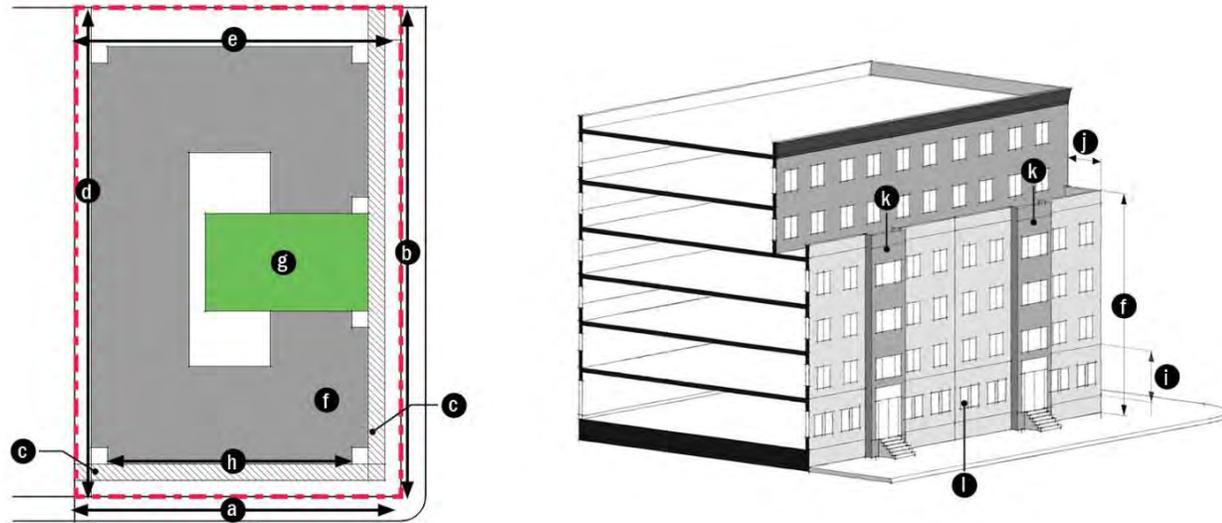
CITY OF MOUND ZONING UPDATES

HKGi has been providing general planning services to the City of Mound for over 20 years. In addition to reviewing development projects and land use requests, HKGi routinely assists in the development of ordinance amendments to reflect current market trends and community desires. This has included revisions to the non-conforming structure regulations, corner lot designations, shoreland overlay district regulations, parking standards, secondhand good stores, breweries and brewpubs, urban agriculture, and the creation of an expansion permit to address the expansion of non-conforming structures.



HKGI RELEVANT EXPERIENCE

Diagram of Lot and Frontage Standards - TOD R District



Density Standards - TOD R District	
Residential Density	25 du/acre min
Lot Standards - TOD R District	
Lot Size	None
(a) Lot Width	50 ft min
(b) Lot Depth	100 ft min
(c) Front Yard Setback (ft)	10 min; 20 max
(d) Side Yard Setback (ft)	10 min
(e) Rear Yard Setback (ft)	20 min
(g) Usable Open Space ²	10%
Impervious Surface Coverage	75% max

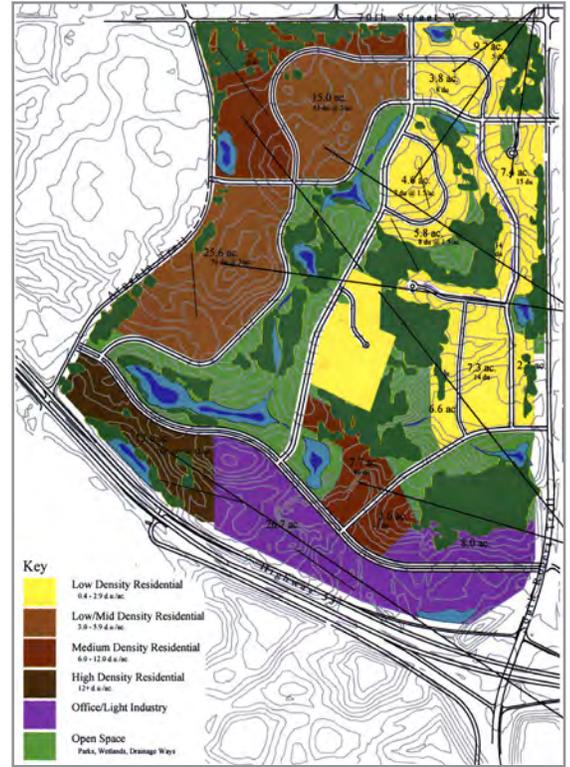
Frontage Standards - TOD R District	
(h) Building Street Frontage	60% min
(i) Building Height (# of floors) ¹	2 min
(j) Ground Floor Height	10 ft min
(k) Street Façade Building Stepback	8 ft min (above 4 floors)
(l) Street Façade Building Breaks ³	Every 30 feet
(m) Street Level Frontage Transparency ⁴	40% min
Entry Spacing ⁵	60 ft

EDEN PRAIRIE TOD ZONING DISTRICT ORDINANCE

Eden Prairie, Minnesota

HKGI has developed two new innovative zoning districts for the City of Eden Prairie. In 2006, HKGI developed the Town Center zoning district, as well as the Town Center Design Guidelines manual, for the City's planned 120-acre Town Center. This town center area is envisioned to have a unique, compact, walkable, mixed-use character and provides a live/work/play downtown environment for the community. HKGI identified best practices from precedent Town Center developments around the country, relating to site design, architecture, streetscapes, public space and zoning standards, and then used a visual preference survey method to identify the community's preferences for their Town Center. In 2014, HKGI developed a transit-oriented development (TOD) zoning district for the City's five (5) planned transit stations as part of the future Green Line extension, also known as the Southwest LRT line. The intent of the TOD zoning ordinance is to provide for development of attractive, compact, pedestrian-friendly, high density, environmentally and economically sustainable, transit-oriented areas which allow a complementary mix of land uses. The TOD zoning ordinance establishes three (3) zoning districts: TOD-Mixed Use, TOD-Residential, and TOD-Employment, each with unique development standards including permitted uses, density, lot, building frontage, and off-street vehicular parking quantity requirements. The development standards are formatted in an easy-to-use format using tables, site plan diagrams, and illustrative building elevations. The ordinance also establishes general standards for providing pedestrian-oriented building facades along streets and public spaces, on-site pedestrian/bicycle facilities, landscaping and open space, and transit-oriented parking approaches. The TOD districts may be applied to areas generally within the 10-minute walkshed of an existing or planned commuter bus or light rail transit station.

HKGI RELEVANT EXPERIENCE



NORTHWEST AREA QUADRANT STUDY AND ZONING ORDINANCE

Inver Grove Heights, Minnesota

When Hoisington Koegler Group completed Inver Grove Heights' comprehensive plan update in 1999, one of the key land use issues identified in the plan was the development of the 2,200-acre northwest quadrant of the community. The Northwest Area presents unique development challenges and opportunities due to its varied physical topography, areas of extensive tree cover and numerous landlocked, define wetland basins. While valuable, these natural features also increase the costs for storm sewer infrastructure if traditional techniques are implemented.

The 2001 Northwest Quadrant Study prepared by HKGi and the 2004 Northwest Quadrant Hydrologic and Hydraulic Analysis prepared by Emmons & Olivier Resources identified a land use pattern and low impact stormwater management techniques to minimize storm water runoff and sediment movement. The desired land use pattern is intended to have a diversity of housing styles, cluster development practices which preserve natural features, pedestrian connections and reductions in impervious surface cover to maximize stormwater infiltration.

Based on these studies, HKGi developed the Northwest Area Overlay District. The ordinance establishes minimum densities, bulk standards, open space preservation, mix of uses, stormwater management, parking and driveway requirements, and subdivision regulations relating to street design.

HKGI RELEVANT EXPERIENCE



DOWNTOWN EAST/NORTH LOOP MASTER PLAN AND ZONING ORDINANCE

Minneapolis, Minnesota

HKGI co-lead a consultant team that developed the Master Plan for Downtown East and North Loop, two areas flanking Minneapolis' Central Business District. The master planning process was initiated in an effort to capitalize on the establishment of new mass transit facilities in and around the downtown area.

The land use plan contains a strong residential component, which is essential to the creation of the type of mixed-use neighborhoods the City wishes to foster in the area. The urban design plan and its consideration of a wide variety of elements such as parking facilities, skyway placement, building facades, curb cuts, and streetscaping will help ensure that new and redeveloped areas maintain the look and feel of an inviting urban neighborhood that provides for people, transit and automobiles.

Following the City's adoption of the Master Plan, HKGI conducted phase one of a three-phase rezoning study that explored alternative approaches for implementing the land use and policy recommendations of the Master Plan. Critical to the establishment of "complete communities" is a regulatory structure that allows and encourages a mix of uses that are self-sufficient and that can be designed or oriented to enhance the pedestrian environment. This study focused on a set of key issues: uses, street level retail, parking, and building bulk (floor area ratios, site coverage, building heights). The rezoning study's recommendations included updates to the City's base and overlay zoning districts, including permitted/prohibited uses, parking standards and incentives, floor area ratio (FAR) standards and incentives, and a new street level retail overlay district.



GLADSTONE REDEVELOPMENT MASTER PLAN AND ZONING ORDINANCE

Maplewood, Minnesota

A number of characteristics distinguish Gladstone from other areas in the Twin Cities: a traffic roundabout effectively manages traffic congestion on two highly traveled streets; the Gladstone Savanna lies at the heart of the project area; and two major state trails, the Gateway and Vento Trails, intersect just to the northeast of the roundabout and the Savanna, providing the neighborhood with an incredible level of connectivity. These extraordinary elements, however, are underutilized in terms of contributing to the creation of a strong, cohesive neighborhood character.

Following the City's adoption of a Master Plan, HKGI developed a form-based zoning district to implement the vision and goals of the Master Plan. The proposed Gladstone Form-Based District provides the regulatory structure to more clearly articulate and ultimately achieve the desired development pattern and character of uses within this redevelopment area. This district establishes desired site and building standards, sustainable design guidelines, density incentives, as well as permitted uses, and consists of three neighborhood sub-districts and an open space district.

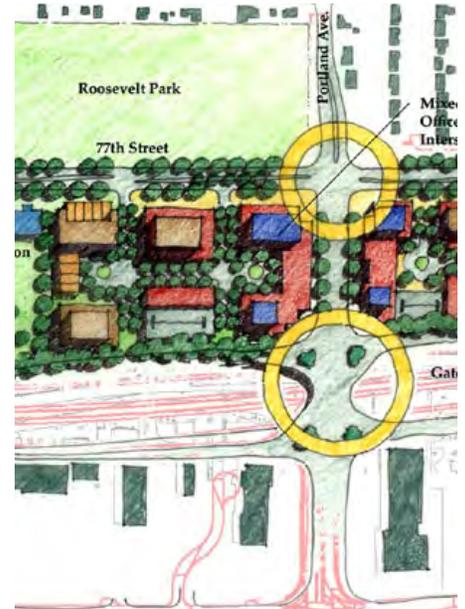


HKGI RELEVANT EXPERIENCE

I-494 CORRIDOR MASTER PLAN AND ZONING ORDINANCE

Richfield, Minnesota

In 2005, the City of Richfield undertook an extensive effort to define a future vision for the I-494 Corridor area. The project involved the preparation of a master plan for the Corridor, an update of the City's Comprehensive Plan and the creation of new zoning classifications and regulations for the project area. Unique to the vision, plan and subsequent zoning provisions was an initiative to totally reshape the form of the corridor's development pattern over the next 10 to 20 years. The largely single-story, suburban development pattern of today will evolve into a multi-story, mixed use area in the future. The master plan seeks to establish new urban neighborhoods along the corridor, neighborhoods with housing and commercial diversity; vibrant, pedestrian-friendly street fronts; a dominant linear open space element; and a new "green" edge along I-494 consistent with Richfield's heritage as a garden community. New zoning provisions require multi-story buildings, the mixing of residential and non-residential uses and building placements that are tight to front setback lines.



APPLE VALLEY BUS RAPID TRANSIT ORIENTED DEVELOPMENT GUIDE PLAN AND ZONING DISTRICT

Apple Valley, Minnesota

HKGI led a multi-disciplinary consulting team in the preparation of a Guide Plan for the Cedar Avenue Bus Rapid Transit (BRT) Corridor in Apple Valley. The project study area focused on guiding future development and redevelopment at three BRT station areas – 140th Street, 147th Street and 155th Street stations. The project involved the evaluation of market conditions and development potential at the station areas, and the development of design principles and development guidelines for each station area. The team evaluated current City plans and policy documents to determine what would be the most effective set of land use tools and policies to guide development at the station areas. The project included preparation of a model Transit Oriented Development overlay zoning ordinance that is intended to be voluntarily applied in the near term and as development markets mature, could be applied as a base zoning district in the future. The project involved community engagement – stakeholder interviews and open houses – to assist the consultant team in the development of a guide plan that would be consistent with community needs and desires. The project resulted in a guide plan document and policy recommendations to direct future development along the BRT line, specifically at the three station areas.



MDC RELEVANT EXPERIENCE



PLANNING AND ZONING CODE UPDATE

Monroe, Ohio

Monroe, Ohio, is a city of 12,500 located in the fast growing Interstate 75 corridor in east central Butler County and west central Warren County, north of Cincinnati. In recent years the city has seen a steady rise in the pace of development, including construction of a large, 100 plus store outlet mall and several warehouse and logistic businesses, as well as the opening of racino (combination horse racetrack and casino) just east of the city limits. During a multi-year process, MDC teamed with CompassPoint Planning to update Monroe's zoning and subdivision regulations and map. At the start of the process an overall goal was established to "provide a balance between a high standard of development with a process that is not overly burdensome". Accomplishments include clarification of administrative roles and procedures, creation of architectural and design standards for residential and nonresidential uses, establishment of a gateway zoning district, and modernization of overall development standards. The result is a unified development code that eliminates redundancy and conflict by merging the zoning and subdivision regulations into one coordinated document. The project involved leadership by a staff technical review team, and regular review meetings with appointed and elected city officials. Monroe adopted the updated document in October 2013. MDC worked with the city staff to create new application forms reflecting the adopted changes to various zoning and permit procedures.



2007 COMPREHENSIVE PLAN, 2011 ZONING RESOLUTION UPDATE, AND 2014 COMPREHENSIVE PLAN UPDATE

Deerfield Township, Ohio

Deerfield Township, Ohio, is located in the northern Cincinnati metropolitan region, within Warren County. In 2007, the township pursued their first comprehensive plan. McBride Dale Clarion led this effort and produced a plan which not only addresses land use issues, but delves deeper into the opportunities and challenges that face the township. The plan provided a vision and implementation assistance for the multi-faceted management of the township's resources. Following the adoption of the comprehensive plan, the township undertook a comprehensive update of the zoning regulations. MDC worked with a citizen's technical advisory committee and township staff to update the regulations in conformance with the recommendations of the comprehensive plan. The zoning resolution update was adopted by Deerfield Township in August 2011 with no opposition. Primary achievements of the zoning update include implementation of zoning districts and land use controls recommended by the comprehensive plan; improved format and usability; removal of inconsistent and conflicting regulations; combined land use tables; streamlined PUD process; and improvement to parking, landscaping, architectural, and sign standards. The township once again contacted McBride Dale Clarion in 2013 to do a strategic update to their comprehensive plan. This update focused on creating a more flexible and character based land use approach which includes design and land use guidelines.

MDC RELEVANT EXPERIENCE

FORM-BASED ZONING AND COMPLETE STREETS

Hamilton, Ohio

Hamilton, Ohio, is a city of 60,000 located just north of Cincinnati with a historic downtown straddling the Great Miami River. In 2012, Clarion Associates, along with Farr Associates, Gresham Smith Partners, and McBride Dale Clarion, replaced inconsistent zoning and historic district controls in several areas with simpler, graphically-rich, form-based zoning districts. The result is a series of six form-based zoning districts and a complete streets strategy for the entire city.



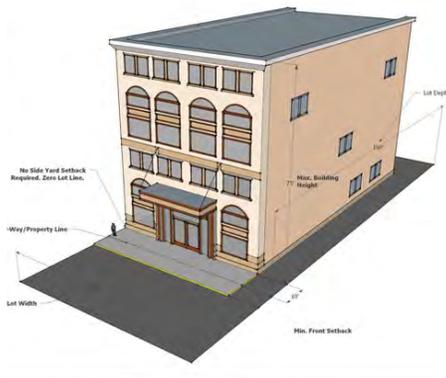
COMPREHENSIVE PLAN, PLAN UPDATES, AND ZONING RESOLUTION

Colerain Township, Ohio

Colerain Township is the largest township in the State of Ohio in size and second largest in population, and is a northern suburb of Cincinnati. The comprehensive plan was designed to be the broad umbrella document that focused on goals and objectives and policy decisions but did not identify specific land use recommendations. The township already had a site specific land use plan that would serve as a more detailed step between the comprehensive plan prepared by MDC and the zoning resolution. The unique aspect of Colerain Township's plan is that it encompasses one of the widest ranges of public opinion due to the fact that roughly half of the township is built out in a mix of urban and suburban developments while the other half of the township remains largely rural due to significant slopes around the Great Miami River. For this reason, the township was divided into 11 character areas based on land use, infrastructure, and other similar characteristics. MDC and township staff held multiple public meetings in different parts of the township to try to identify and include as much of the public's input and suggestions as possible. The plan itself is framed within these character areas to make a distinction between all of the unique areas of the township. MDC updated the Colerain Township Zoning Resolution to incorporate the recently modified purpose statement for township zoning. The updated zoning resolution incorporates significant changes to their sign, landscaping, and parking regulations, and also adds standards related to architectural review in nonresidential zoning districts. In 2015, the township again enlisted MDC's assistance in updating the comprehensive plan.



MDC RELEVANT EXPERIENCE



REDEVELOPMENT CODE

Youngstown, Ohio

Youngstown, Ohio, is a rust belt city that has faced population decline and economic problems. In 2011, the city retained the team of Clarion Associates, McBride Dale Clarion, Farr Associates, and planning NEXT to create a redevelopment code for the city. The code integrated five city ordinances and focused on removing barriers to reinvestment, creating development quality standards, selective redevelopment efforts, urban agriculture, and form-based controls. The code has gained nationwide recognition for its realistic approach to continued population decline.

COMPREHENSIVE PLAN AND ZONING ORDINANCE UPDATE

Williamson County, Tennessee

Williamson County, Tennessee, is home to the fast-growing City of Franklin. It has experienced a tremendous amount of growth pressures and changes as a result of new regional transportation improvements and substantial investment from the country music industry. In 2005, McBride Dale Clarion and Clarion Associates assisted the county with the development of the Williamson County Comprehensive Land Use Plan. The foundation of the plan is a set of seven major themes, each with corresponding goals and strategies, which set the stage for the vision of the county's future.

McBride Dale Clarion made innovative changes to the established development regulations in Williamson County as a strategy to implement the comprehensive plan adopted in 2007. The new ordinance promotes conservation subdivisions and places a priority on open space preservation and conservation of the rural and natural environment. MDC prepared enhanced natural resource protection standards by incorporating clear, quantifiable standards for the protection of historic resources, woodlands, floodplains, karst topography, and slopes. The Williamson County Board of Commissioners adopted the official Williamson County Zoning Ordinance on May 14, 2012. It went into effect on January 1, 2013. In 2013, the Zoning Ordinance received the Greater Nashville Regional Council's Local Government Award and the Tennessee APA Award for Best Implementation Project.

HKGI

2015 MERIT AWARD, ANALYSIS AND PLANNING

American Society of Landscape Architects, Minnesota Chapter
Parks and Recreation Master Plan; Duluth, MN

2015 ENGINEERING EXCELLENCE GRAND AWARD

American Council of Engineering Companies of Minnesota
Designing a City for Zero Discharge; Inver Grove Heights, MN

2015 ENGINEERING EXCELLENCE HONOR AWARD

American Council of Engineering Companies of Minnesota
City of Buffalo Downtown Commons Enhancements; Buffalo, MN

2014 INNOVATION IN ECONOMIC PLANNING AND DEVELOPMENT AWARD

American Planning Association, Iowa Chapter
Merle Hay Road Gateway Redevelopment Master Plan; Johnston, IA

2014 INNOVATION IN PLANNING AWARD

American Planning Association, Minnesota Chapter
Great River Passage; Saint Paul, MN

2014 PLANNING IN CONTEXT AWARD

American Planning Association, Minnesota Chapter
Downtown Chaska Signage Design Guidelines; Chaska, MN

2014 PEOPLE'S CHOICE AWARD

American Society of Landscape Architects, Minnesota Chapter
Great River Passage; Saint Paul, MN

2014 MERIT AWARD, PLANNING AND ANALYSIS

American Society of Landscape Architects, Minnesota Chapter
Great River Passage; Saint Paul, MN

2013 HONOR AWARD

The Waterfront Center
Great River Passage Master Plan; St. Paul, MN

2013 MERIT AWARD

American Society of Landscape Architects, Minnesota Chapter
River's Edge Commons; Elk River, MN

2012 HONOR AWARD

American Society of Landscape Architects, Minnesota Chapter
(ASLA-MN) Metropolitan Council Stormwater Reuse Guide

2012 MERIT AWARD

American Society of Landscape Architects, Minnesota Chapter
(ASLA-MN)
Osseo Central Avenue Streetscape

MDC

2014 DANIEL BURNHAM AWARD FOR A COMPREHENSIVE PLAN

Plan Cincinnati: A Comprehensive Plan for the Future; Cincinnati, OH

2013 OHIO APA OUTSTANDING PLAN

Plan Cincinnati: A Comprehensive Plan for the Future; Cincinnati, OH

2013 NATIONAL PLANNING EXCELLENCE AWARD FOR INNOVATION IN ECONOMIC DEVELOPMENT & PLANNING

East Franklinton Creative Community District Plan; Columbus, OH

2013 TENNESSEE APA AWARD FOR BEST IMPLEMENTATION PROJECT

Zoning Ordinance; Williamson County, TN

2013 GREATER NASHVILLE REGIONAL COUNCIL'S LOCAL GOVERNMENT AWARD

Zoning Ordinance; Williamson County, TN

WEB SITE AND PUBLIC RELATIONS CAMPAIGN

THRIVE 2055 Regional Plan

2012 VIRGINIA APA OUTSTANDING PLAN AWARD

Comprehensive Plan; Culpeper, VA

2010 SOUTH CAROLINA OUTSTANDING PLANNING PROJECT LARGE JURISDICTION

Comprehensive Plan Update; Charleston County, SC

2008 TENNESSEE APA OUTSTANDING PLANNING PROJECT/ PROGRAM/TOOL AWARD FOR A SMALL COMMUNITY

Zoning Ordinance; Franklin, TN

2006 HAMILTON COUNTY REGIONAL PLANNING FRANK FERRIS II AWARD FOR EXCELLENCE IN PLANNING

Corridor Design Guidelines; Montgomery, OH

CREATING places that **ENRICH** people's lives

