

# CITY OF BRAINERD COMPREHENSIVE PLAN UPDATE

## STEERING COMMITTEE MEETING 8

MARCH 6, 2019

4:00 pm – 8:00 pm

Central Lakes College, B&I Room E203



**BRAINERD**  
MINNESOTA

### Steering Committee Members:

- Timothy Boeder, Park Board Member
- Rick Fargo, Progressive Property Management
- Jeff Grunenwald, President – GreenForest Recycling Resources
- Staci Headley – Resident (Planning Commission Chair)
- Mike Higgins, President – Brainerd Industrial Center
- Jan Lambert, City Council Member
- Mike Larson, Chief Operating Office – Essentia Health/St Joseph’s Hospital
- Chuck Marohn, Planning Commission Member
- Brian Moon, Easy Riders Bicycle and Sportshop
- Pam O’Rourke, Brainerd Lakes Area Development Corporation Board Member
- Laine D Larson, ISD 181 Superintendent
- Kevin Stunek, Brainerd City Council
- Hara Charlier, PhD. Central Lakes College, President
- P.J. Severson, Owner, Local 218

<b>Time</b>	<b>Item</b>
4:00 p.m.	<b>Welcome and Progress Review</b>
4:15 p.m.	<b>Vision Statement and Guiding Principles Review</b>
4:30 p.m.	<b>Part I: Goal and Policy Review</b>
6:15 p.m.	<b>Break</b>
6:30 p.m.	<b>Part II: Goal and Policy Review</b>
8:00 p.m.	<b>Adjourn</b>

# Brainerd Comprehensive Plan

## DRAFT Goals and Policies

### ECONOMIC DEVELOPMENT

- 1. Help local businesses grow and attract new businesses.**
  1. Support current businesses through a variety of programs, resources, and offerings.
  2. Attract new businesses best suited for the community's assets, increasing local employment options and building the city's tax base.
  3. Encourage entrepreneurs to start their own business.
  4. Encourage business growth in specific locations, such as downtown, core activity centers, or within existing neighborhoods where appropriate.
- 2. Support our workforce and help them thrive.**
  1. Provide increased access to employment centers.
  2. Increase access to advanced education or certification programs, workforce development, and job training opportunities.
  3. Work closely with ISD 181 and CLC to advance workforce priorities for the city and region.
  4. Collaborate with local partners and stakeholders to address industry workforce needs, creating a career and education pathway for residents of all ages.
- 3. Support and invest in the incremental enhancements of quality of life.**
  1. Endorse a vibrant downtown and support investment in revitalization.
  2. Encourage and attract stores and services for daily needs in the downtown and residential neighborhoods.
  3. Ensure a wide range of housing types for all income levels.
  4. Provide equitable access to parks, open spaces, and recreation opportunities.
  5. Take strides to become a pedestrian friendly community.
  6. Preserve our natural resources and spaces, specifically the Mississippi River.

### NATURAL RESOURCES

- 1. Protect and preserve our waterways, wetlands, and wooded areas within and around the city.**
  1. Identify corridors along rivers and streams and protect these greenways for future generations and from premature development.
  2. Weave city parks and trails within these corridors, land masses, and along the Mississippi River.
  3. Utilize greenways to connect residents and neighborhoods to sensitive open spaces and natural areas.
  4. Preserve sufficient natural open spaces for habitat and scenic recreational qualities of the city.
- 2. Protect and enhance water quality.**
  1. Reduce the impacts of runoff water that could damage natural systems and the environment.
  2. Encourage best management practices for managing runoff.
  3. Integrate green infrastructure into park and trail systems.

4. Lead by example by design and constructing public facilities in an ecologically sensitive way.
- 3. Increase access to open space.**
  1. Provide options for residents and visitors to walk and enjoy these opportunities.
  2. Support a variety of open and natural spaces that contribute to mental well-being.
  3. Engage in partnerships with local stakeholders and champions that build on the value of the natural resource system.
  4. Develop education and outreach programs that teaches residents the importance of preserving sensitive environmental lands.
  5. Collaborate with all layers of government on the restoration and management of these lands.
  6. In concert with surrounding communities and county government, become a world-class destination by connecting trails, the Mississippi River, history, and culture.

## COMMUNITY DESIGN

- 1. Preserve and repurpose historic assets.**
  1. Seek small-scale opportunities to reinforce local history and identity.
  2. Develop local preservation initiatives.
  3. Make downtown the centerpiece of the community.
  4. Transform historic sites to serve today's contemporary needs through adaptive re-use.
  5. Encourage preservation through incentives and programs.
- 2. Enliven the community through intentional community design.**
  1. Provide flexible spaces for programming and events.
  2. Transform downtown as the social hub of the community and the region.
  3. Enhance community connections making Brainerd a well-connected city.
  4. Become a year-round, 24/7 community; a place where you can live, work, play, and stay.
  5. Use arts to inspire and engage residents and visitors.
  6. Integrate murals and public art throughout the community.
  7. Become the hub for cultural events, experiences, public art, and music.
- 3. Identify a brand that uniquely responds to the city's unique identity, context, and local priorities.**
  1. Seek to improve the walkability and bikability within the city by creating walkable districts.
  2. Adopt placemaking policies to create welcoming public places with a sense of community.
  3. Become an age-friendly community that offers the lifestyle and addresses the needs of all generations.
  4. Provide easy access to the city's park, trail, recreation, and open space network.
  5. Prioritize maintenance and clean up vacant lots.
  6. Transform into a community that is designed to encourage physical activity, making the healthy choice the easy choice.

## LAND USE

### **1. Support mixed use development that is focused on integration instead of separation of land uses.**

1. Deploy smart growth principles to achieve economic, environmental, and community aspirations:
  - i. Mix land uses.
  - ii. Take advantage of compact design.
  - iii. Create a range of housing opportunities and choices.
  - iv. Create walkable communities.
  - v. Foster distinctive, attractive communities with a strong sense of place.
  - vi. Preserve open space, farmland, natural beauty, and critical environmental areas.
  - vii. Strengthen and direct development toward existing communities.
  - viii. Provide a variety of transportation options.
  - ix. Make development decisions predictable, fair, and cost-effective.
  - x. Encourage community and stakeholder collaboration in development decisions.
2. Develop complete neighborhoods that meet the needs of all people within comfortable walking or bicycling distance of their homes.
3. Allow a mix of land uses in appropriate locations, leading to lively neighborhoods with a strong sense of place.

### **2. Maintain the strong, small town feel and unique rural quality through thoughtful planning.**

1. Support development that enhances community character and identity.
2. Provide appropriate transitions between rural and urban areas through zoning and performance standards.
3. Help existing places thrive.
4. Promote reinvestment in the city's main highway corridors and commercial center.
5. Invest and redevelop Downtown.

### **3. Future development should prioritize infill and redevelopment.**

1. Drive infill development and redevelopment towards areas where current infrastructure is present, or places where high levels of blight or disinvestment exists.
2. Invest in community improvements that will spur and support revitalization or redevelopment.
3. Evaluate the near and long-term fiscal impacts of annexation and development proposals.
4. Reclaim underutilized infrastructure within the city (industrial site, rail lines, parking lots, blighted structures, vacant blocks).
5. Ensure that city policies allow and encourage diverse housing types that meet the needs of the market and the changes needs of residents.

## PARKS AND RECREATION

- 1. Brainerd will maintain a quality, parks system, that meets the recreational needs of a variety of users.**
  - a. By adding green space and public plazas in a manner that makes them conveniently accessible to all residents and prioritizes function and aesthetics over size.
  - b. Brainerd will preserve and restore floodplains, wetlands, stream and river corridors, tree canopy, critical habitat sites and other environmentally sensitive areas in order to maintain wildlife habitat and biodiversity, improve water quality, reduce erosion and flooding risk, and enhance the natural landscape throughout the community.
  - c. Brainerd will collaborate with land owners, developers and other partners to link parks, neighborhoods, and public spaces with a network of greenways and multi-use trails.
- 2. Brainerd will partner with local community partners to maximize the value and impact of the park system.**
  - a. Seek opportunities to partner with the school district and students to enrich the lives of residents, visitors, students.
  - b. Seek opportunities to partner with medical providers to utilize the park system to encourage active living and improve community health.
- 3. Seek ways to expand event programming for each park in order to maximize the unique qualities of each park.**
  - a. Enhance or expand sports facilities and/or programming.
  - b. Enhance or expand recreation activities including active and passive options for all ages and abilities.
  - c. Seek ways to enhance or expand health and wellness initiatives, for families and residents of all ages.

## HOUSING

- 1. Provide a diverse mix of housing choices for all stages of life and income ranges.**
  1. Support affordable housing development to support elderly and low-income members of the community.
  2. Expand affordable home ownership opportunities and support current homeowners in retaining their homeowner status.
  3. Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy and affordable and of appropriate size to meet the city's current and future household needs.
  4. Facilitate the maintenance of existing housing in decent, safe and healthy condition.
  5. Ensure an adequate supply of quality and affordable homes for current and future residents.
- 2. Preserve the character of existing neighborhoods.**
  1. Identify, encourage preservation, and retain historically significant housing and neighborhoods.

2. Encourage energy efficiency and sustainability in home renovation and new construction.
  3. Support and help guide residents in need of façade improvements.
  4. Support development and infrastructure improvements that complement the unique architectural styles and development patterns that define individual neighborhoods.
  5. Develop friendly, safe, and welcoming neighborhoods that encourage interaction through all stages of life.
- 3. Ensure quality living conditions for all residents .**
1. Encourage continued and timely enforcement of all maintenance codes.
  2. Continue to monitor and inspect rental properties.
  3. Promote rehabilitation of rental properties.
  4. Encourage code compliance of homes prior to resale.
  5. Monitor properties in foreclosure.

## TRANSPORTATION

1. **Maintain, develop and adapt a dynamic multimodal transportation system within Brainerd that seamlessly accommodates all users.**
2. **Continue to work collaboratively with MnDOT, Federal and State agencies, neighboring cities, the private sector, residents and other agency partners to improve the mobility network in the region.**
3. **In consideration of fiscal constraints and long-term maintenance, prioritize the maintenance of the existing transportation network, and only expand thoughtfully and strategically.**
4. **Increase the prioritization of the needs of all modes such as public transit, bicyclists and pedestrians to the same level of automobile users.**
  - a. **Road and Bridge** – Continue to maintain existing local road system, expanding thoughtfully and considering other modes.
    - i. Prioritize maintenance of existing local system over expansion.
    - ii. Expand the local road system thoughtfully, strategically, and sustainably where growth and demand dictates.
    - iii. Consider innovative designs, signage, technologies, and access management to ensure mobility and reduce congestions.
  - b. **Freight** – Ensure the seamless, effective, and efficient transfer of freight to, out of and through the city of Brainerd.
    - i. Maintain and strategically expand a local network of 10-ton roads.
    - ii. Continue to balance the competing needs and safety of local traffic, bicycles and pedestrians and local and pass through freight traffic.
    - iii. Inventory and promote the high-quality local road system to facilitate and promote industry, warehousing and freight.

- c. **Bicycle and Pedestrian** - Commit to creating remarkable bike and pedestrian connections from neighborhoods to the downtown that are safe, efficient, and aesthetically pleasing.
  - i. Build more bicycle and pedestrian friendly infrastructure such as:
    - 1. Bump-outs
    - 2. Pedestrian refuges
    - 3. Raised crosswalks
    - 4. Rectangular Rapid flashing beacons
    - 5. Separated bike lanes
  - ii. Continue to maintain and celebrate Brainerd's expansive trail network and consider opportunities to expand the network through logical local, regional or statewide connections.
  - iii. Invest in wayfinding.
  - iv. Invest in placemaking.
- d. **Public Transit** - Recognize, respond to, and prioritize the Increased demand for public transit.
  - i. Implement the goals, and strategies of the 5-year Transit plan.
  - ii. Consider ways to leverage the Regional Transportation Coordinating Council (RTCC) to maximize ridership and efficiency.
  - iii. Identify the most pressing challenges facing Brainerd/Crow Wing Public Transit and take steps to address them.
  - iv. Identify the most urgent future needs and take steps to address them.
- e. **Rail** - Capitalize on the abundant rail opportunities available in Brainerd.
  - i. Work with Burlington Northern Santé Fe Railroad to achieve mutually beneficial outcomes, but that further the city's transportation goals.
  - ii. Inventory existing rail system capacity and opportunities within Brainerd and promote the availability of these community assets.
- f. **Air** - Provide a convenient global gateway that safely and efficiently generates economic vitality in a sustainable and responsible manner.
  - i. *Commercial Flight*
    - 1. Increase public awareness regarding lower ticket prices and the increased reliability that SkyWest Airlines offers.
    - 2. Work with SkyWest to either increase the size of the air craft or increase the number off lights offered during the peak summer months.
    - 3. Continue to work with the regional airports with in the Great Lakes Region to develop sustaining flights to new destinations.
  - ii. *General Aviation*
    - 1. Design and construct the General Aviation Arrival/Departure Facility
    - 2. Assist in the organization of the American Barnstormers Tour
  - iii. *Airport Development*
    - 1. Continue to work with Airport Staff to develop operational efficiencies.

2. Implement and maintain an Airport Concession Disadvantaged Business Enterprise Program under CFR49 Part 23.
3. Finalize the Airport Master Plan and begin to market the plan to community partners and other interested parties.

## **FACILITIES/ INFRASTRUCTURE**

### **1. Improve the overall image of the city.**

1. Maintain public infrastructure and facilities to attract and maintain residents.
2. Increase connectivity to adequate and affordable broadband.
3. Increase the amount of street lighting.
4. Build, secure and maintain efficient public facilities and vehicles, and establish protective measures that reduce danger, risk or injury to people and property in a manner that best benefits and enhances the character and priorities of Brainerd and its neighborhoods

### **2. Preserve the history and small-town feel of Brainerd.**

1. Support orderly, efficient growth while protecting historical areas.
2. Maintain and preserve existing infrastructure that provides character.
3. Support façade improvements while keeping the historic look of infrastructure.
4. Support the maintenance and preservation of the historic water tower.
5. Preserve, enhance and integrate natural systems and the built environment to reflect the desired community identity and sustain current and future generations.

### **3. Provide quality water and wastewater systems that support new and existing development and redevelopment.**

1. Coordinate infrastructure replacement projects with other road and infrastructure improvement projects.
2. Encourage the use of stormwater best management practices to improve local and regional water quality.
3. Promote education and incentive programs to conserve water resources.
4. Ensure adequate water supply to meet the long term needs of the community.

## **PUBLIC SAFETY**

### **1. Brainerd will protect and provide for the safety of residents and visitors.**

- a. Make efficient use of existing facilities to ensure access to emergency services for all residents and visitors.
- b. Strategically plan for and implement maintenance and expansions in a fiscally and environmentally responsible manner.
- c. Continuously seek to eradicate crime through innovative and contemporary strategies including preventative, proactive, and responsive measures.

- d. Sustain fire protection through a combination of up-to-date facilities and fleet vehicles, technology, outreach and community engagement initiatives.

**2. Evaluate and improve Brainerd's emergency management.**

- a. Ensure equal access to emergency services throughout the city.
- b. Seek new or emergent Emergency Management initiatives or opportunities.
- c. Continuously seek education opportunities for emergency personnel, key city staff, to ensure emergencies are dealt with expertly when (not if) they happen.

**3. Continue to seek out and foster partnerships to better prepare the public and city staff for emergencies and natural disasters.**

- a. Actively participate in the Crow Wing County Hazard Mitigation 5-year planning process.
- b. Seek resources and opportunities available through Homeland Security and Emergency Management (HSEM).
- c. Seek resources and opportunities available through Federal Emergency Management Agency (FEMA).