

INTRODUCTION

KEY PRINCIPLES TO IMPLEMENTING THE ECONOMIC DEVELOPMENT PLAN INCLUDE:

Revitalized Downtown

- Keep the “heart” of Minot strong
- Connect downtown to the River and to the Park/Trail system
- Focus on redevelopment efforts, especially housing, based on market demand
- Address parking - ramp, surface, street
- Streetscape enhancements



Greenway Connections

- Protect and enhance drainage corridors
- Provide amenity
- Connect major destinations with biking/walking routes
- Provide active living choices
- Connect wildlife habitat
- Enhance existing streets



Compact Development

- Continue efficient, economical development pattern
- Provide services near all neighborhoods
- Encourage walking, biking, active living
- Reduce car trips
- Extend infrastructure in a cost-effective, staged plan



The appearance and aesthetic quality of the community are of concern and interest to many residents of Minot. Early in the process of this Comprehensive Plan update residents identified a need to enhance and beautify the City, expand and improve the amount of landscaping throughout the City, utilize funding resources to improve gateways and enforce zoning standards. There are many elements that can make for a beautiful city. Many of these elements can address aesthetics, but for this Plan we have chosen to focus on the following to help set a vision and provide practical implementation steps to create a more beautiful Minot for its residents and visitors alike:

- Public Character/Public Realm
- Green Character
- Design Character

These facets of the built environment each have an affect on the character and aesthetic quality of the city and embrace both public and private responsibilities. The following goals and policies, as related to community aesthetics, were developed from input received from community meetings, the Comprehensive Plan Steering Committee, Planning Commission and City Council to achieve the new vision for the community. The goals and policies are the foundation of this plan, as they define what the community should look like in the future.

GOALS AND POLICIES

Aesthetics

GOAL 1:

Ensure that the City's aesthetic character for residents, visitors and passersby is enhanced through high quality infrastructure and the visual attractiveness of properties.

Rationale:

At the many entrances to Minot and main arterials that run through it is important to portray a visually pleasing and attractive city to the residents and all visitors.

Policies:

1. Establish a community image theme with participation of residents, business owners and property owners.
2. Develop a plan to keep the City's gateways attractive by maintaining and enhancing signage, landscaping, or other features at key City entrances. Where applicable work directly with ND DOT for maintenance of landscaping on state highways and intersections.
3. Include improved signage in beautification efforts to direct residents and visitors to activity areas and downtown.
4. Use incentives to encourage business owners to use landscaping and other design aesthetics to beautify their buildings, entrances and parking lots.
5. Create city initiatives to improve river loops, coulees and other natural areas so that they become attractive elements for the community.

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GOAL 2:

Promote improved building, landscaping and signage aesthetics for all areas and uses through strong ordinances.

Rationale:

Effective zoning ordinances are a key to maintaining attractive sites and buildings.

Policies:

1. Update all building, landscaping, screening (including outdoor storage) and parking lot design requirements that increase the minimum aesthetic requirements.
2. Develop consistent zoning standards for all types of signage in all zoning districts. Require comprehensive signage plans for multi-tenant commercial or industrial properties.
3. Endorse city wide beautification efforts by providing incentives to developers and business owners.

GOAL 3:

Work with properties that detract from or are contrary to the established image desired for Minot.

Rationale:

A few blighted properties can bring down a block or neighborhood. Enforcing community standards on the worst cases will do the most for community appearance.

Policies:

1. Promote compliance with all building and zoning codes through effective enforcement strategies and follow through directly with property and or building owner.
2. Identify specific properties of nuisance and prepare actions plans for compliance.
3. Consider the use of incentives for infill development, removal of substandard buildings and consolidation of land for redevelopment.

PUBLIC CHARACTER/PUBLIC REALM

The public realm can strongly influence the city's character and aesthetics. The public realm consists of the city's streets, sidewalks, parks, trails, plazas, urban spaces and gateways. The public realm includes a large portion of Minot's land area and represents a substantial public investment. The design of these elements plays a major role in defining the character of Minot, and the overall aesthetic quality of the neighborhoods and city overall.

The public realm also includes places in the city that are important contributors to the city's overall character. These are important due to their historic role in the city, their visibility and their role in the everyday life of residents. One important civic area is downtown, not only for its historic and architectural significance but its serves as a gathering place and major employment center of the city. Another important civic place is the Bicentennial Park featuring the Scandinavian Heritage Center. This park symbolizes and communicates the city's history in a central and prominent location of the city.

Major commercial corridors and gateways play a contributing role in the city's character. Having well-defined edges and gateways into a city are important because they communicate the city's image and create a clear sense of arrival and departure. Minot's edges and entryways are defined by roadways and as such demand attention to design and aesthetics. Minot's major commercial corridors are highly visible. Highway 83/Broadway is not only a major gateway to the city, it is the commercial corridor linking the airport, Minot State University, downtown, and the regional shopping complex around the Dakota Square Mall and extending along 31st and 37th Avenues SW. The character of this corridor can benefit from improved streetscaping, refined signage and building standards, and improved pedestrian-scale facilities. This corridor can also be improved with the installation of gateway signage and landscaping features welcoming visitors to Minot at both the north and south entrances.

Other gateways are equally important in setting a welcoming entrance including Hwy 52 from the southeast, Highway 2 from the east and west, and the Highway 83 bypass along the western edge of the city. Each of these gateways can become more attractive by controlling the amount of outdoor storage through regulatory tools, refined building design standards and the design, installation, and maintenance of entry signage, landscaping, and other features.

Green Character

A city's green character is defined by its natural, open space and park and recreational elements. The opportunity to enhance these elements in Minot is greater than ever before. There is renewed energy in the city for planned greenways and their uses as active recreation areas, community linkages along with their primary role as flood control.

The Future Land Plan (Land Use Chapter) treats newly defined greenways, parks, trails as essential components of the infrastructure of the city. The parks, trails, greenways and recreation areas are just as important and transportation, water and sewer systems. The Park and Trail Plan lays out a network for an expanded park, trail and greenway system that will grow as the city expands providing the necessary quality park and recreation needs for existing and future residents of Minot.



Design Character

Residents of Minot are interested in quality of life, including the quality of design that surrounds their lives. During public engagement sessions significant concern was expressed over unattractive buildings and places. High quality design and materials create lasting value for property owners and the community. The Future Land Use Plan and discussion in this section address the benefits of quality design in general terms. The zoning and other regulatory tools will be prepared upon completion of this plan to implement these ideas. Design standards are one such tool to carry out the city's vision. Design standards influence the public realm (streets, sidewalks, plazas, streetscaping) and private (building architecture). Design standards apply to more than just the building architecture but to the site, street, parking, amenities, signage, open space and storm water treatment. Each land use and subsequent zoning district is unique so the standards will be created to respond to the needs of that district.

Guiding Design Principles that should be considered for any district:

- Create a compact and diverse critical mass of activity
- Create an identifiable symbol for the City and focus for civic and cultural activities
- Define a framework of open spaces and linkages
- Balance the need to move vehicles safely with aesthetics and the needs of the pedestrian.

Design Guideline Elements

STREETSCAPES -

usually include streets, sidewalks, street furniture, lighting and decorative elements to lighting. It might include provision for outdoor seating and other elements that attract people and activity.



STREET TYPES -

Treat Streets as Part of the Open Space System... not as Barriers.

- Accommodate Alternative Forms of Transportation
- Define a Hierarchy of Treatments for Approach Routes Commercial and Residential Streets
- Balance Vehicular and Pedestrian Needs



ENTRANCE MONUMENTS -

gateways to the community are important location for entry monuments.



PARKING - NEED AND DESIGN -

depending on the district or area parking needs and location may be an important consideration. Are there opportunities for shared parking or a need for a ramp to serve multiple uses? Design of parking lots is also critical to minimize the presence of parked vehicles. Appropriately screening the areas, use of landscape islands to break up the expanse of parking areas can improve the appearance of parking lots.

SETBACKS -

depending on the location setbacks or build to lines can be an important tool in creating a more traditional or compact mixed use design. Allowing setbacks to be tighter and buildings up the sidewalk reinforces the pedestrian scale of downtown design.



BUILDING ARCHITECTURE AND DESIGN -

it is essential to encourage high quality architecture. Promote visual interest through proper alignment, proportion, and materials. Place buildings to reinforce streetscapes and open spaces. Design requirements may differ between districts or areas. High quality design can be required of any use in any location.



SIGNAGE -

building signage provides a great way to be creative and distinctive. Signs are also an important architectural element for any business. However, since signs influence the overall character and appearance of the streetscape, they should be designed to complement the architecture. Signs that are overhanging or projecting signs are very pedestrian friendly.



OPEN SPACE - PUBLIC SPACES AND AMENITIES -

often times pockets of open space within developments or redevelopment areas can be used for public gathering areas to relax, enjoy the outdoors or even hold small gatherings. These areas should be designed to support this goal with minimal amenities necessary.



STORM WATER TREATMENT -

there are many innovations for new storm water treatment that provide design amenities. Many of these include improved ponds or rain gardens. These can be used in multiple locations and types of developments.

Community Character and Aesthetics Strategies and Recommendations

The strategies are designed as a resource tool for specific measures the City can effectively undertake to enhance the public, green and design character of Minot. As future subdivisions are proposed, the City will use these resources and implement regulatory tools in working with developers to create a more vibrant city.

To ensure an attractive and welcoming environment to residents and visitors (Goal 1) the City will:

- Define areas of civic importance and identify necessary plans for long term enhancements (i.e. Downtown Redevelopment Plan focusing on public and private built environments)
- Identify the components that create a positive image of Minot and establish requirements to include in new development.
- Develop a community gateway enhancement program that will effectively communicate the quality of the community.
- Create consistent streetscape design for implementation on all major transportation corridors.

To enhance existing natural features and provide enhancements to the park, trail, recreation system (Community Facility Goal 3) the City will:

- Develop a greenway corridor with park and trail amenities in association with flood control measures.
- Create connections throughout the city by expanding the city's network of trails as requirement of all new development.
- Expand upon recreational programs that provide year-long outdoor activities.
- Create regulations that require all new public and private development to be attractively landscaped to improve the visual quality, manage storm water, provide shared and increase the economic value of properties in the city.

To improve the quality of the built environment (Goals 1-3) the City will:

- Develop design standards for all zoning districts that include requirements for sites, parking lots,

building architecture and materials, landscaping, signage and storm water management.

- Require all new development to meet site and building design standards that will result in well planned, livable neighborhoods.
- Promote development of walkable neighborhoods that provide easy access to neighborhood centers, community facilities, public space and amenities.
- Promote quality infill redevelopment.
- Promote compliance with all building and zoning codes through effective enforcement strategies.

GOALS

Goal intro text here....

GOAL 1:

Maintain and improve the educational quality that children and adults receive in Minot.

Rationale:

Education is a key feature of quality of life in successful communities.

Policies:

1. Work with the school district and support its expansion needs for new schools in planned growth areas, to maintain the high level of education that residents have come to expect.
2. Explore the creation of a combined school district with surrounding communities with Minot as its hub.
3. Encourage and promote cooperative efforts with Minot State University, Dakota College at Bottineau, adult education and other educational organizations to provide life-long learning opportunities for residents of all ages.

GOAL 2:

Promote the creation and use of community facilities for Minot residents.

Rationale:

Facilities serving a variety of legitimate public needs are a hallmark of successful communities and will serve to enhance Minot's quality of life and its position as a regional center.

Policies:

1. Promote the use of all existing athletic and community facilities, while ensuring facilities are adequate to serve additional needs of all programs, so that facilities function as a gathering place for Minot residents and visitors from around the region.
2. Explore a major multi-purpose event center to consolidate facilities offering year-round activities, recreation and venue for local, regional and statewide events.
3. Explore funding for new facilities and maintenance of existing facilities using creative approaches including public-private partnerships.
4. Provide for adequate maintenance of the City's buildings and equipment and for their orderly replacement.
5. Fully plan for and program city services to support growth.



GOAL 3:

Work with the Minot Park District to preserve and promote a park system that meets the needs of all residents of the City.

Rationale:

Areas for active and passive recreation and open space enjoyment is essential to the quality of life for residents of Minot.

Policies:

1. Work cooperatively with the Minot Park District to maintain an equitable distribution of parks and trails with a balance of active and passive recreation facilities throughout the city.
2. Adopt a park dedication ordinance requiring land or cash in lieu at the time of all new development for the creation of parks and trails in developing or redeveloping areas.
3. Support the Minot Park District in acquiring and reserving sufficient amount of park, trail and open space land to fulfill the needs of the present and projected future population of the city.
4. Work together with the Minot Park District to prepare an updated comprehensive park, open space and trail plan to respond to the city's growth and future land use planning.



COMMUNITY FACILITIES

The City of Minot offers a variety of public services and facilities to its residents, which are noted on Figure 8.1 Community Facilities map. Community facilities include anything that is utilized by the general public. This section provides a comprehensive list of the community facilities in Minot.

The following goals and policies, as related to community facilities, were developed from input received from community meetings, the Comprehensive Plan Steering Committee, Planning Commission and City Council to achieve the new vision for the community. The goals and policies are the foundation of this plan, as they define what the community should look like in the future.

City Hall

Minot City Hall is located at 515 2nd Avenue SW and houses several city departments including: City Clerk, City Manager, Finance, Human Resources, Police and Information Technology.

Police Department

The Minot Police department is located in City Hall and includes six administrative staff including the Chief of Police, Police Operations Commander, Police Administration Commander, Police Support Commander, Police Administrative Lieutenant and Police Investigations Commander.



The patrol division is made up of three 10 hour shifts. The day shift is scheduled from 7:30 a.m. to 5:30 p.m. Afternoon shift is scheduled from 5:00 p.m. to 3:00 a.m. and night shift is scheduled from 10:00 p.m. to 8:00 a.m. The patrol shift is made up of one lieutenant, two sergeants and ten patrol officers. Also, each shift has four permanent communications officers who answer the radio and telephones. The Minot Police Department has two animal control officers and one parking control officer

who are normally assigned to the day and afternoon shifts. The duties of the patrol division include responding to requests for service of the public, enforcing laws and ordinances and investigating accidents and complaints.

Fire Department

The City of Minot Fire Department (MFD) is served by three fire stations including: the Headquarters Station at 2111 10th St. SW; Station #2 at 201 3rd St. S.E. and Station #3 at 2300 North Broadway. Due to the expanding growth of Minot, particularly in northwest Minot, the City will need to address the location of an additional fire station in the immediate future. This need was strongly realized during the flooding event June 2011 when northern portions of Minot were cut off from fire station access due to flooded roads.



*Minot Rural Fire Department
Address in text???*

The MFD provides a community of over 35,000 with full time Fire/rescue, medical, ARFF (Minot International Airport) and Hazardous Materials (Hazmat) protection. The rescue squad also protects a radius of 40 miles with Emergency Medical Services, auto extrication, high angle rescue, water/ice rescue with PADI trained divers and confined space rescue. The MFD also perform many non emergency services such as hydrant flushing, carbon monoxide checks, installing smoke detectors, public education/school talks and various fund raising and charitable events throughout the year. The Minot Fire Department employs a total of 50 within three Battalions, A, B & C, each have 15 personnel assigned to their shift, each of which consist of one Battalion Chief, three Fire Captains, one FF/Inspector and 10 Firefighters. The administration division consists of the Fire Chief, Fire Marshall, one day inspector, Fire Mechanic and a department secretary.

Airport

Minot International Airport is City owned and operated. The mission is to provide the general public and airport customers/tenants with modern and well kept facilities for the safe and efficient air transportation of people and goods; to provide the use of the airport; to meet the needs of anticipated future growth; and to plan and implement expansion and modernization of facilities. There are over 40 based aircraft at the airport.

Daily service is provided by Delta Air Lines to Minneapolis/St. Paul, United Airlines to Denver, Allegiant to Las Vegas, Phoenix/Mesa and Atlantic Southeast Airlines to Lawton-Fort Sill, Oklahoma. An updated Airport Land Use Master Plan is in the final stages of review before submittal to the Federal Aviation Administration (FAA). The Land Use Compatibility Plan is a critical piece of the Airport Master Plan in order to achieve compatible uses of lands surrounding the airport that are within the planning jurisdiction of the City of Minot. More information will follow later in the Transportation Section as well as the Land Use chapter of the comprehensive plan.

Schools

Minot Public Schools operates ten elementary schools (K-5) within the City; Bel Air, Edison, Lewis and Clark, Lincoln, Longfellow, McKinley, Roosevelt, Perkett, Sunnyside and Washington. There are also two elementary schools (k-6) on the Minot Air Force Base: Dakota and North Plains.

There are three middle schools in the system Jim Hill, Erik Ramstad and Memorial on the Minot Air Force Base. The City has one public high school, Minot Senior High, divided between two campuses: Central Campus (grades 9 and 10) and Magic City Campus (grades 11 and 12). The school district also operates an Adult Learning Center, two alternative high schools campuses:

- Central Campus PLUS and Souris River Campus and a Head Start program for 0-5 year-olds. Current enrollment within the district is over 6,500 students.
- Minot is also home to private elementary and high schools including the Minot Catholic School system which operates Little Flower Elementary and Bishop Ryan High School (grades 6-12).
- There is also Our Redeemer's Christian School which serves grades k-12.



Minot State University

HIGHER EDUCATION

Minot State University (MSU) is located at the base of North Hill. Originally a two-year teacher's college when it opened in 1913, Minot State became a university in 1987. It is the third largest higher education institution in the state and the only non-doctoral university to grant master's degrees. Three colleges comprise the university's academic offerings: Arts and Sciences, Business, and Education and Health Sciences. Nine master's degrees and one education specialist degree are offered and more than 60 majors at the undergraduate level. MSU is an important community partner in education, events and facilities, opening its doors to offer space for events and community groups. MSU's primary role is to educate students and help them become contributing citizens, but the University also contributes to the economy, culture and quality of life in Minot and the region in a variety of ways. Some of these are:

- Severson Entrepreneur Center (academic program and experience devoted to training students to become entrepreneurs)
- Cultural activities and events held regularly and provided to the greater community (including association and support of the Minot Symphony Orchestra, the Western Plains Opera, Summer Theatre, instrumental and choral concerts, theater programs, hosting the Northwest Art Center events: monthly public lectures, art gallery shows, etc.); a variety of other art shows in the Gordon B. Olson Library
- Athletic facilities and events (a full range of athletic events are hosted on campus)
- Community athletic events are held on athletic fields and complexes (the Dome, the Herb Parker Stadium, Swain Hall pedagogy lab)

- Campus facilities are used by a host of regional and community agencies and organizations (Ann Nicole Nelson Hall, the Dome, the Herb Parker, the Conference Center)
- National conferences on a variety of topics and subjects are hosted on campus
- The Rural Crime and Justice Center conducts a variety of research projects on regional crime, such as meth research and education programs
- The North Dakota Persons with People with Disabilities (a national center of excellence to support educational outreach and advocacy in the state for disabilities)
- Cutting edge academic programs, such as Communication Disorders academic program, a nationally recognized academic center, criminal justice, biology, music, athletic training and others
- Frequent collaborations with the city, region and state on issues impacting people and the quality of life
- Collaboration between Trinity Health Care and Minot State University nursing program.
- Minot State has opened its doors frequently to community agencies and people at a variety of times, most recently the university opened its doors and all facilities to people in need during the recent flood emergency, taking in the National Guard in the residence halls, setting up a Red Cross emergency center in the Dome, setting up offices for FEMA, finding spaces for emergency workers to stay on campus and to use existing parking lots and facilities
- Conducting regional research on topics impacting Minot:
 - The chemistry department conducted research on mold proliferation caused by the flood
 - The biology department studied the impact of the flood on local flora and fauna
 - The Center for Research and Service conducted research on the people impacted by the flood and the scope of the damage for the Minot Area Foundation

Library

The Minot Public Library is located at 516 2nd Avenue SW. There are approximately 22,933 individuals registered to use the library. The library provides full service access to a wide range of information and technology including 75 electronic resources creating a gateway to lifelong learning.



Minot Public Library

Public Works

The Public Works Facility is located at 1025 31st St. SE and houses the following operations: Landfill/Collection, Rosehill Cemetery, Street Department and Water and Sewer. Other city departments in this facility include Engineering, Planning, Building Inspections, Traffic and Assessor.

LANDFILL/COLLECTION

The City of Minot landfill is located 1 mile west of Valley Marine on 22nd Avenue SW. The landfill is operated by the City and provides three areas for burial: municipal solid waste, construction and demolition and tires. The landfill also has areas for treatment and or transfer of trees and brush, yard wastes, batteries, propane tanks, and appliances. The landfill has been filling up faster than anticipated thus during 2009 cell #4 was constructed.



Minot Landfill

The City provides garbage with bi-weekly collection and once a week tree pickup. The city hosts an Annual Household Hazardous Waste Collection Program each spring.

ROSEHILL CEMETARY

Rosehill Memorial Park was established in 1890 with a price of \$220.00 paid to John Wood for the first acres. The oldest gravesite, recorded on September 22, 1888 for Rev. J. Henz, is in the St. Leo's section of the cemetery. This old Catholic Section was added to the original City of Minot cemetery acreage in the 1960's when ownership was transferred for a \$1.00 fee. Currently, some 19,500 burials have been made in the park, with more than 200 burials completed each year. The operation of the cemetery falls under the City of Minot's Public Works Division. The superintendent, two full time equipment operators, and summer part time employees are responsible for lot sales, burials, landscaping and grounds maintenance on forty-five acres of developed cemetery grounds, office and equipment buildings, a chapel, a winter storage vault and numerous memorial monuments throughout the park. In 2009 staff performed 249 interments bringing the cemetery burial total to approximately 19,750.



WATER RELATED SERVICES

Public works is responsible for providing economical water distribution to all residents and businesses of Minot. The Water and Sewer Department is responsible for maintenance of all underground water mains and sewer mains owned by the City. This also includes the collection and treatment of Minot's approximately 4.5 million gallons of sewage per day. The department also maintains 239 miles of water mains and approximately 11,600 individual services and water meters, which are read monthly.

The City's water treatment is operated 24 hours a day, seven days a week. The objectives are to soften and disinfect the city's water. The water plant pumps finished water to five ground level storage reservoirs with a combined capacity of 12.5 million gallons. From the reservoirs the waste is pumped by six booster stations to three 500,000 gallon elevated tanks to maintain pressure in the water mains.

TRANSIT

The City of Minot operates a fixed route transit system. This system includes early morning services for school aged children and midday service around the city for residents going to work, shopping, medical appointments and other needs. The Minot Commission on Aging serves as the disability transportation carrier for the Minot City Transit.

City of Minot
2012 Comprehensive Plan

Community Facilities



3,500 0 3,500 Feet

- Golf Course
- Park
- Airport
- School
- Private School
- University
- Hospital
- Public Facility
- Landfill
- Cemetery
- City Boundary
- Open Water
- Wetlands
- Streams
- Railroad

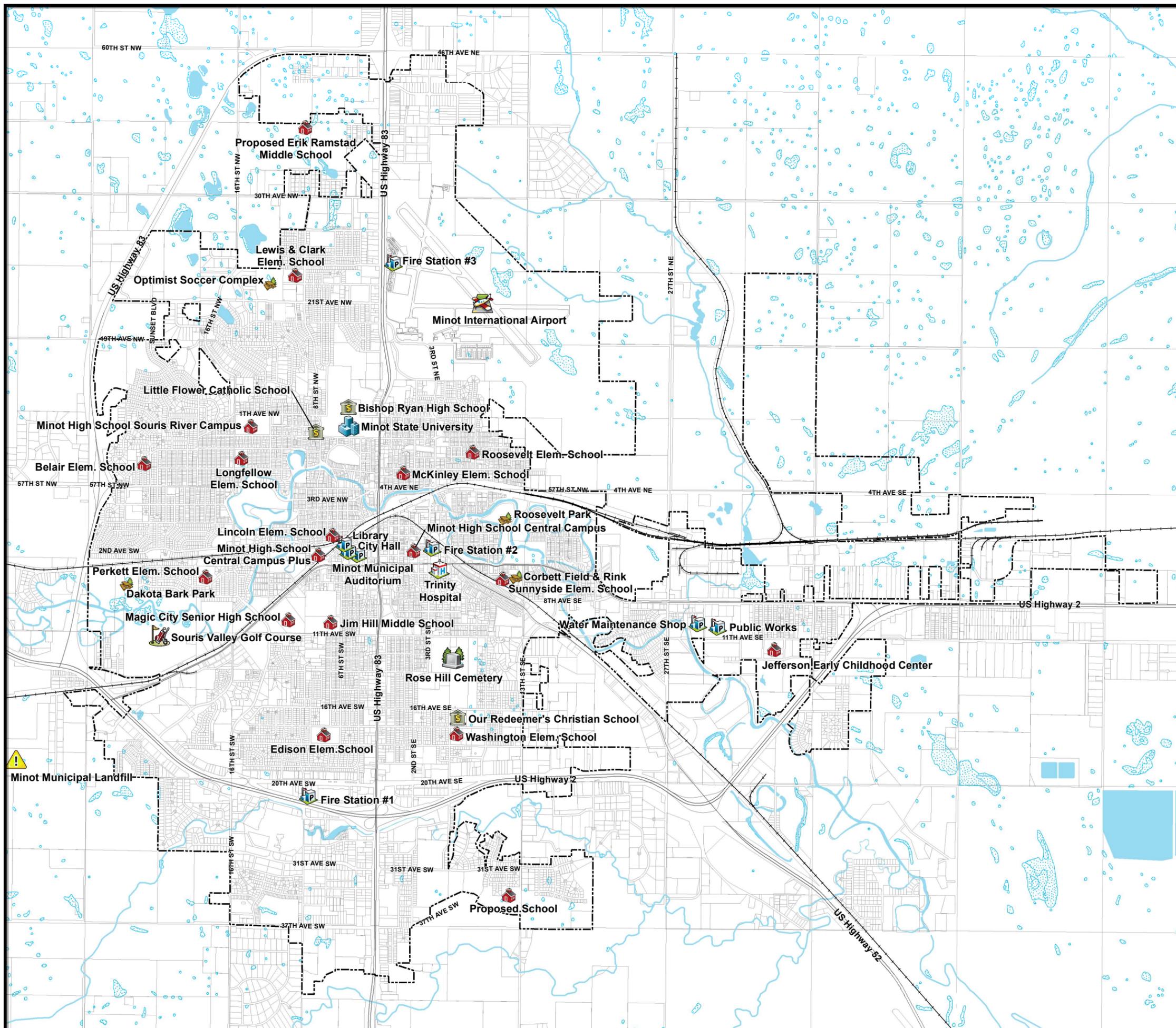


Figure 8.1

May 11, 2012

