Willmar Downtown Plan

May, 2012

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Acknowledgements

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- Steve Renquist
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- Michael Schramm
- City Administrator Charlene Stevens
- Roberto Valdez
- Mayor Frank Yanish

Introduction and Planning Process

Willmar has been working in earnest to improve its downtown area since the Minnesota Design Team visited the community in 2005. That visit provided initial ideas for a variety of initiatives and led to the creation of the Willmar Downtown Visioneer, which was adopted by the City Council in 2006. The Visioneer, created in partnership between the City of Willmar and the non-profit Willmar Design Center (WDC), has served since 2006 as the city's downtown plan. The Visioneer featured four strategic actions:

- Restore Litchfield Avenue (meaning, generally, re-opening both ends of the street to Highway 12)
- Establish a downtown commons
- Urbanize First Street
- Establish a connection to the lakes

Over the years, due to realities on the ground and some shifts in both City and WDC priorities, these four goals have been modified, combined, and rethought, and other initiatives have risen to the forefront.

In the fall of 2011, the mayor and city staff met again with the WDC, to reassess the current state of downtown planning and consider a new plan that would better reflect current priorities. The City and WDC convened a steering committee and began a public involvement process for this Willmar Downtown Plan.

The City and WDC organized a public open house in December, 2011, which was attended by more than 50 interested individuals. The open house featured an overview of downtown planning history in Willmar and a series of participatory exercises designed to get everyone thinking about their own priorities for downtown improvements. Over the next week, the City met with four groups in specialized roundtable meetings. The four groups were the downtown business community, downtown institutions, the Latino community, and the Somali community. These roundtables were specifically designed to reach out to downtown stakeholders that do not typically attend public meetings.

The result of these public meetings is this Willmar Downtown Plan. Its 19 elements and its very structure are drawn from the priorities shared in both the public open house and the roundtable meetings. Though the strategic actions from the Visioneer are identifiable in this Plan's elements, this is a wholly new plan, reflecting a growing emphasis on the retail mix, housing, parking and access considerations, and new thinking about downtown open space.

City planning staff and a consultant completed the Draft Willmar Downtown Plan between February and April, 2012, guided by the City- and WDC-led steering committee. It was presented to the Planning Commission, to the community at a public information session, and to the City Council in a public hearing. The Plan was adopted on May 21, 2012.

The plan features 19 elements organized into five topics:

Topic A: Access, Movement, and Parking

Element A1: Establish Downtown Gateways and Improve Vehicular Access
Element A2: Improve Pedestrian Environment and Connections
Element A3: Perform Downtown Parking Study
Element A4: Implement Becker Avenue Plan (complete street)

Topic B: Open Space, Green Space, and Trails

Element B1: Implement Becker Avenue Plan (green space and trails)
Element B2: Extend Glacial Lakes State Trail into Downtown
Element B3: Create Downtown Trailhead at Selvig Park
Element B4: Improve the Urban Forest

Topic C: Building Conditions and Aesthetics

Element C1: Adopt Downtown Design Standards
Element C2: Facilitate Facade Improvements
Element C3: Encourage Historic Preservation and Restoration
Element C4: Update and Improve Lighting

Topic D: Business Mix and Redevelopment

Element D1: Revise the Central Business District Zoning Boundary
Element D2: Encourage Redevelopment on Targeted Sites
Element D3: Encourage Restaurant and Retail Development
Element D4: Support and Maintain Cultural, Governmental, and Institutional Uses Downtown

Topic E: Housing

Element E1: Analyze Existing Downtown Housing
Element E2: Promote Higher Density Development at CBD Fringe
Element E3: Increase and Improve Downtown Housing

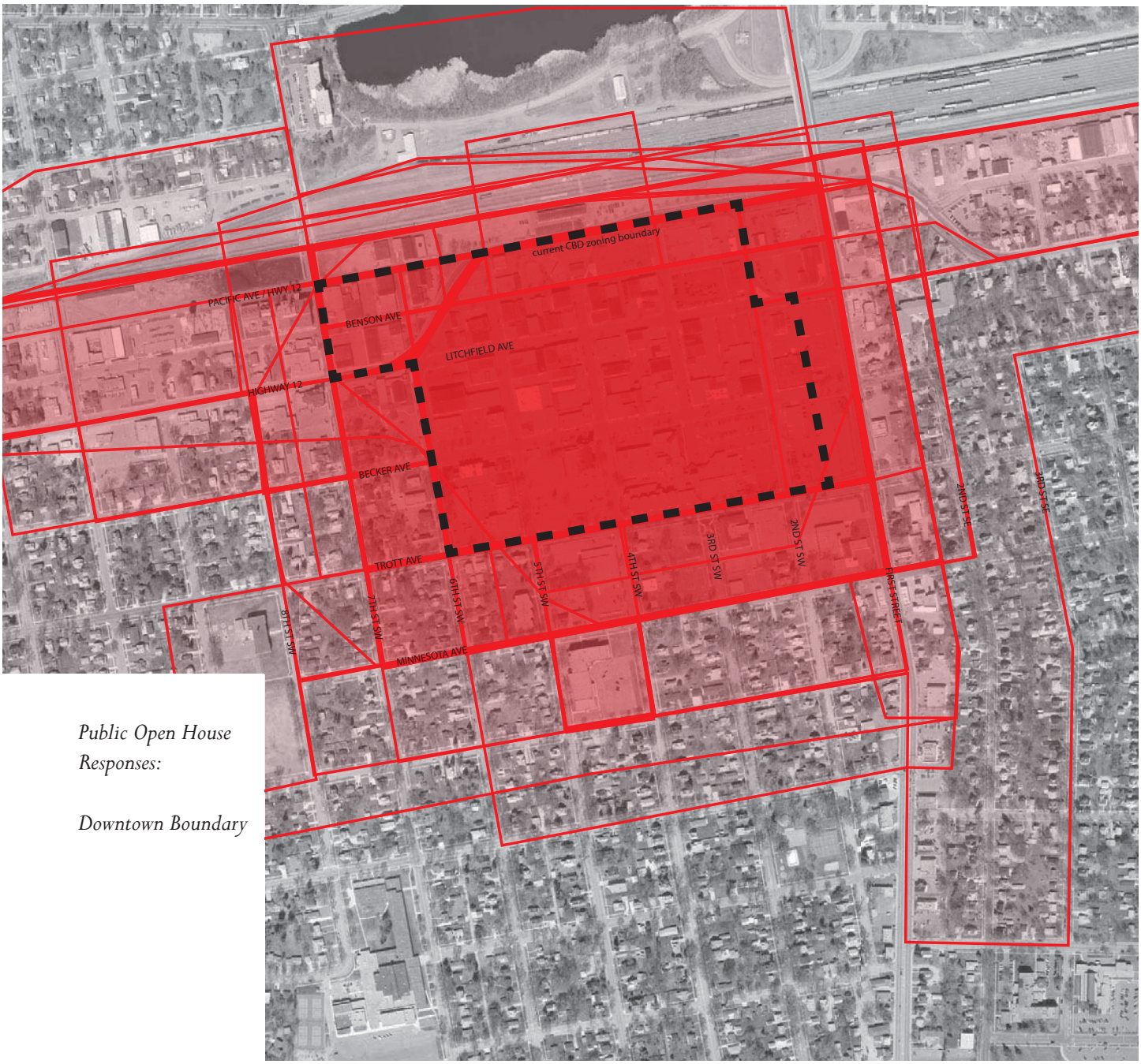
On the following two pages are graphics depicting the results of two exercises that took place during the public open house, and which influenced the creation of this plan. On page 6 is a graphic depicting all the plan elements that can be communicated visually on a map. Detailed explanations of the elements begin on page 7.

Public Open House Responses:

Downtown Access

During the public open house, each participant was asked to mark on a blank map of downtown what he/she felt were the best vehicular access points to downtown Willmar. This graphic reflects the 24 separate responses (not all participants chose to mark access points). Some individual responses featured more than one access point. The yellow arrows on this graphic are sized according to the number of responses for each access point, in relative scale. This means that if an arrow is twice as large as another, twice as many people marked that location.

Note that the access point at Litchfield and First Street garnered the most responses. However, a right-in access from Highway 12 west of downtown and an access point at Highway 12 and 7th Street received generally equal interest. Though the Highway 12 / 7th Street responses were less clear about whether downtown access would continue directly to Litchfield or would swing south to Becker, it is worthwhile noting that, together, the two west-of-town Highway 12 options are equal in number to the responses for the First Street access point.



Public Open House Responses:

Downtown Boundary

Each open house participant was also asked to mark on a blank map of downtown what he/she felt was the actual downtown boundary. This graphic draws each of the 38 individual responses with a red boundary and a semi-transparent haze of red. Where numerous responses overlap, the red color becomes less transparent. Therefore, the darkest red are those areas where there is the most agreement on inclusion in the downtown area. The existing Central Business District zoning boundary is shown as the black dashed line.

In general, respondents tended to agree with the current CBD boundary, though there are some notable differences, namely the blocks facing First Street on the west side of the roadway, the blocks between Trott and Minnesota, and the block bounded by Litchfield, 6th, Becker, and 7th. At least half of all respondents identified these blocks as being part of "downtown."

Willmar Downtown Plan, May 2012

Overall Plan Elements (mapped)

- A1: downtown gateways
- A1: primary downtown access routes
- A2: pedestrian intersection improvements
- A2: bikeways and trails
- A4 / B1: Becker Avenue Plan
- B2: Glacial Lakes State Trail
- B3: trailhead at Selvig Park
- C3: historic register buildings
- D1: existing CBD boundary
- D2: targeted redevelopment sites
- D4: cultural, governmental, and institutional sites

Topic A:

access

movement

parking

Element A1:

Establish Downtown Gateways and Improve Vehicular Access

Creating gateways to downtown Willmar will improve the ability of residents and visitors to find and access the central business district. A gateway is a visible marker on a major roadway; the marker clearly signals the entrance or route to downtown, and also sets the tone for the quality of the downtown experience. A gateway occurs primarily within the public right-of-way, but may also utilize adjacent properties, where possible. A gateway is not just a sign, but an experience, and may include the following elements:

- Signage identifying the downtown area, incorporated into a total composition with other elements
- Walls and earthworks, to acentuate the gateway space
- Plantings, to accentuate the gateway space
- Special pavement in the roadway
- Views of the downtown itself, to draw visitors in

SPECIFIC POLICIES:

The Downtown Plan proposes three downtown gateways:

- At First Street and Litchfield Avenue, for vehicles and pedestrians traveling northbound or southbound on First Street.
- At Highway 12 and 3rd Street, for vehicles traveling primarily westbound on Highway 12. This intersection should take visual and functional precedence over the intersection of Highway 12 and 2nd Street.
- At the western edge of downtown on Highway 12 between 7th Street and 6th Street, for vehicles traveling primarily eastbound on Highway 12. This gateway would have three downtown entrance options: a turn northbound on 7th Street to access old town, a turn southbound to access downtown via Becker Avenue, and a right-only lane connecting Highway 12 to Litchfield Avenue at 6th Street.

ELEMENT CHAMPION: City of Willmar

IMPLEMENTATION TIMELINE: Short term (0-5 years)

PRIMARY FUNDING SOURCE: City of Willmar general operating budget
COMPLEMENTARY FUNDING SOURCES: Mn/DOT intersection improvements

IMPLEMENTATION PARTNERS: Mn/DOT, private property owners, Willmar Design Center

IMMEDIATE NEXT STEPS:

- Begin discussions with Mn/DOT about all three gateways
- Prepare or commission preparation of concept designs and cost estimates for gateways
- Dedicate city funding to implementation

OTHER PLAN ELEMENTS TO REFERENCE:

- A2: Gateways should include pedestrian accommodation
- B1: The Glacial Lakes State Trail extension will cross the 1st Street/Litchfield gateway

Downtown Gateways

Element A2:

Improve Pedestrian Environment and Connections

For the most part, downtown Willmar's pedestrian environment is good. Nearly all sidewalks meet full accessibility guidelines, and four-way stop signs in the central business district allow for safe pedestrian crossings of roadways. There are, however, several areas where improvement is possible. Improvements take the form of either "comfort" improvements (those things which make the pedestrian environment more pleasant) and "connection" improvements (fixing gaps in the system).

SPECIFIC POLICIES:

- Implement trails and safety improvements recommended by the Willmar Bicycle and Pedestrian Plan in the downtown area, including intersection improvements at 1st Street/Litchfield and 3rd Street and Litchfield.
- Create pedestrian crossing of Highway 12 between the downtown area and the "old town" area.
- Improve crossings of Trott Avenue, perhaps by installing four-way stop signs along this route, as throughout the rest of the downtown area.
- Include pedestrian comfort requirements in the zoning code's central business district zone. Pedestrian comfort can be achieved by placing buildings at the right-of-way line, requiring visibility into buildings, and buffering parking lots adjacent to pedestrian ways.
- Create buffers between city parking lots and pedestrian ways.

ELEMENT CHAMPION: City of Willmar

IMPLEMENTATION TIMELINE: Code updates and enforcement: short term (0-5 years) and ongoing
Constructed improvements: short (0-5 years) and medium term (5-10 years)

PRIMARY FUNDING SOURCE: City of Willmar general operating budget
COMPLEMENTARY FUNDING SOURCES: Grants

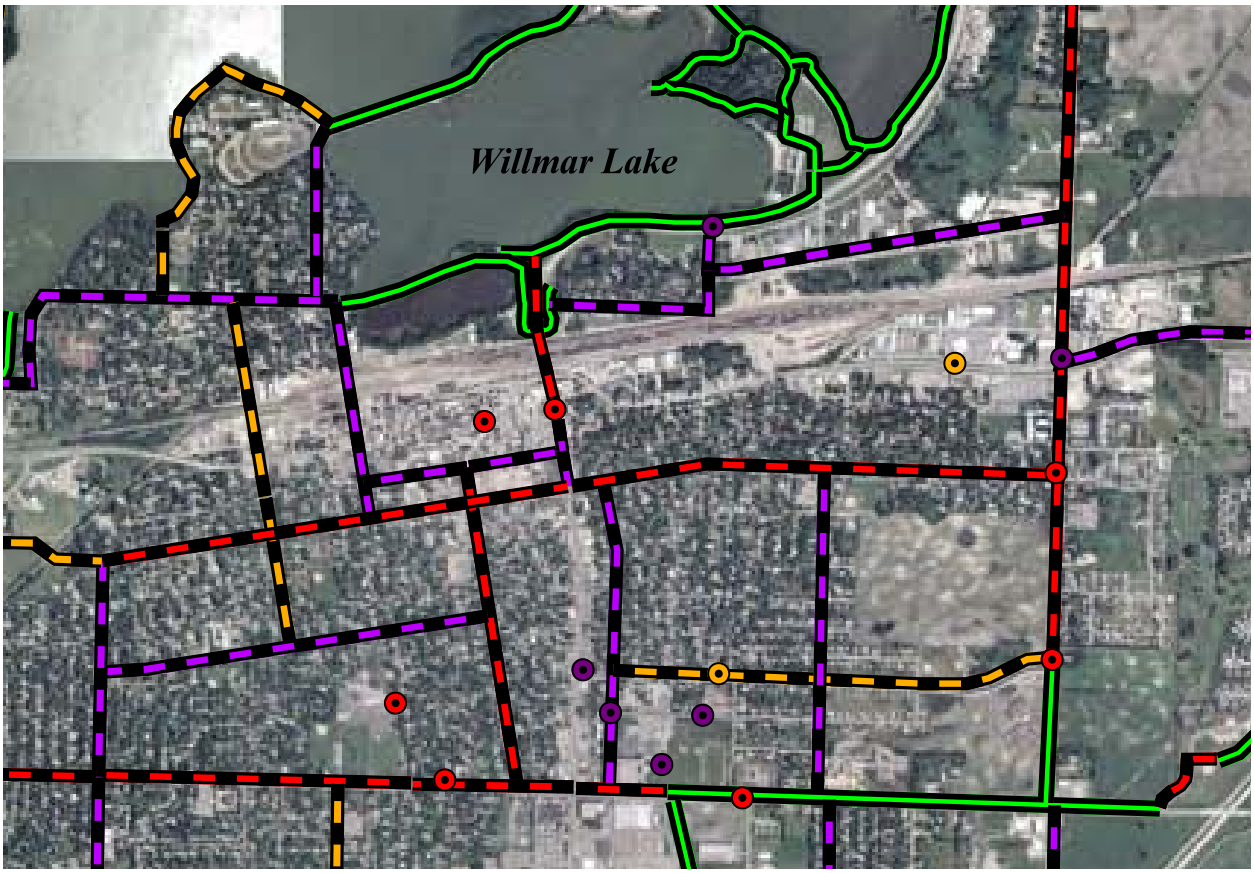
IMPLEMENTATION PARTNERS: Willmar Design Center, Mn/DOT, private property owners, Rice Hospital

IMMEDIATE NEXT STEPS:

- Include pedestrian comfort elements in zoning code update
- Consider pedestrian improvements along with gateway design (See Element A1)
- Dedicate city funding for pedestrian improvements and parking lot buffering

OTHER PLAN ELEMENTS TO REFERENCE:

- A1: Gateways should include pedestrian accommodation
- A3: Parking study should take into account parking lot buffering for pedestrian comfort
- A4/B1: Becker Avenue Plan includes pedestrian accommodations
- B2: Glacial Lakes Trail extension will provide connection to the lakes
- B5: Street trees can help improve the pedestrian environment
- C1: Downtown standards and codes should include pedestrian comfort improvements
- C4: Lighting upgrades should be pedestrian-oriented



Trail* & Safety Projects**

Short-Term Trail
Medium-Term Trail
Long-Term Trail
Short-Term Safety
Medium-Term Safety
Long-Term Safety

* Trails can also be on-street bicycle routes.
**Please refer to the text for trail and safety project descriptions.

Willmar Bicycle and Pedestrian Plan
(downtown portion)

Element A3:

Perform Downtown Parking Study

Parking has been a perennial discussion in downtown Willmar. The most recent study is more than 20 years old and does not reflect recent changes and likely future developments in housing, retail mix, and institutional uses. A study is important to determine a baseline for any future improvements in downtown parking.

SPECIFIC POLICY:

- Commission a parking study to be performed by a competitively-selected outside expert. The study should look at existing parking, current and future parking needs, and management of existing city parking facilities, and should make recommendations for addressing actual or perceived shortcomings.

ELEMENT CHAMPION: Willmar Design Center

IMPLEMENTATION TIMELINE: Short term (0-5 years)

PRIMARY FUNDING SOURCE: Economic Development Commission and Rice Hospital

IMPLEMENTATION PARTNERS: City of Willmar, Kandiyohi County, business owners, residents

IMMEDIATE NEXT STEPS:

- Initiate selection process for parking consultant

OTHER PLAN ELEMENTS TO REFERENCE:

- A2: Parking study should take into account parking lot buffering for pedestrian comfort

Element A4:

Implement Becker Avenue Plan (roadway)

A concept plan for five blocks of Becker Avenue between 1st Street and 6th Street was adopted by the Willmar City Council in 2010. The plan calls for new trails, street trees, open spaces, a revised roadway cross section, a connection to the Glacial Lakes State Trail, stormwater management gardens, and a convertible market plaza between 4th and 5th Streets. Subsequently, a funding matrix was prepared that outlines possible funding options for the project.

SPECIFIC POLICY:

- Implement the Becker Avenue Plan as adopted

ELEMENT CHAMPION: City of Willmar, Willmar Design Center

IMPLEMENTATION TIMELINE: Medium term (5-10 years)

PRIMARY FUNDING SOURCE: unknown (see funding matrix in Appendix B)
COMPLEMENTARY FUNDING SOURCES: Grants, foundations, City of Willmar

IMPLEMENTATION PARTNERS: Mn/DOT, Kandiyohi County, Rice Hospital, Economic Development Commission, business owners, residents

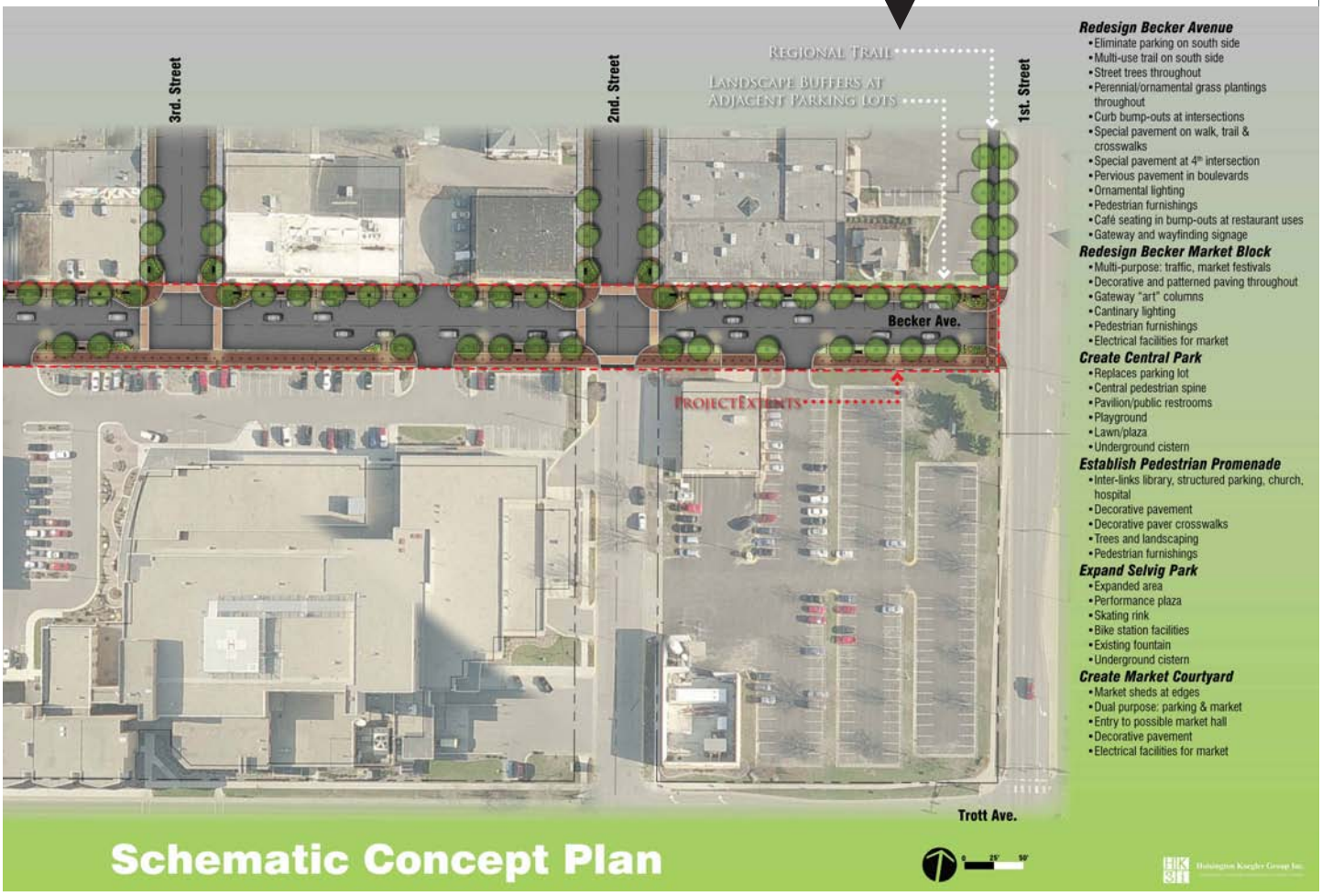
IMMEDIATE NEXT STEPS:

- Begin seeking funding for portions of the project, or for entire project

OTHER PLAN ELEMENTS TO REFERENCE:

- A2: The Becker Avenue Plan includes pedestrian accommodations
- A3: The Becker Plan calls for some parking removal on Becker Avenue, which must be assessed in the context of a downtown-wide parking study
- B2: The Glacial Lakes Trail extension will use the Becker corridor to reach Selvig Park
- B3: Selvig Park may be expanded or revised under the Becker Plan
- B4: The Becker Plan would install new street trees
- C4: New Becker lighting may set the tone for the rest of downtown

Becker Avenue Schematic Plan *western portion (6th ro 3rd)* *eastern portion (3rd to 1st)*



Topic B:

open space

green space

trails

Element B1:

Implement Becker Avenue Plan (green space and trails)

The Becker Avenue Plan includes recommendations for downtown park areas, a route for the Glacial Lakes State Trail extension, and a convertible street area. Implementation of the plan will significantly increase the amount of open space in downtown Willmar.

SEE ELEMENT A4 FOR INFORMATION ON THIS ELEMENT

Element B2:

Extend Glacial Lakes State Trail into Downtown

Over the past five or more years, the City of Willmar and its partners have been constructing new trails between the existing Glacial Lakes Trailhead at the Civic Center and downtown Willmar. In 2011, the City and the Willmar Design Center entered into preliminary discussions with the Department of Natural Resources on designating those trailways as an official portion of the state trail, with a new southern terminus in downtown Willmar. The DNR is generally supportive, but some work needs to be done. Because there are several discrete tasks associated with this Element, it is broken down into sub-elements. The immediately following information is the same for all sub-elements; the sub-elements are described in greater detail on the following pages.

GENERAL POLICY:

- To complete construction of a state-standard trail between the Civic Center and Selvig Park, to be designated a portion of the Glacial Lakes State Trail

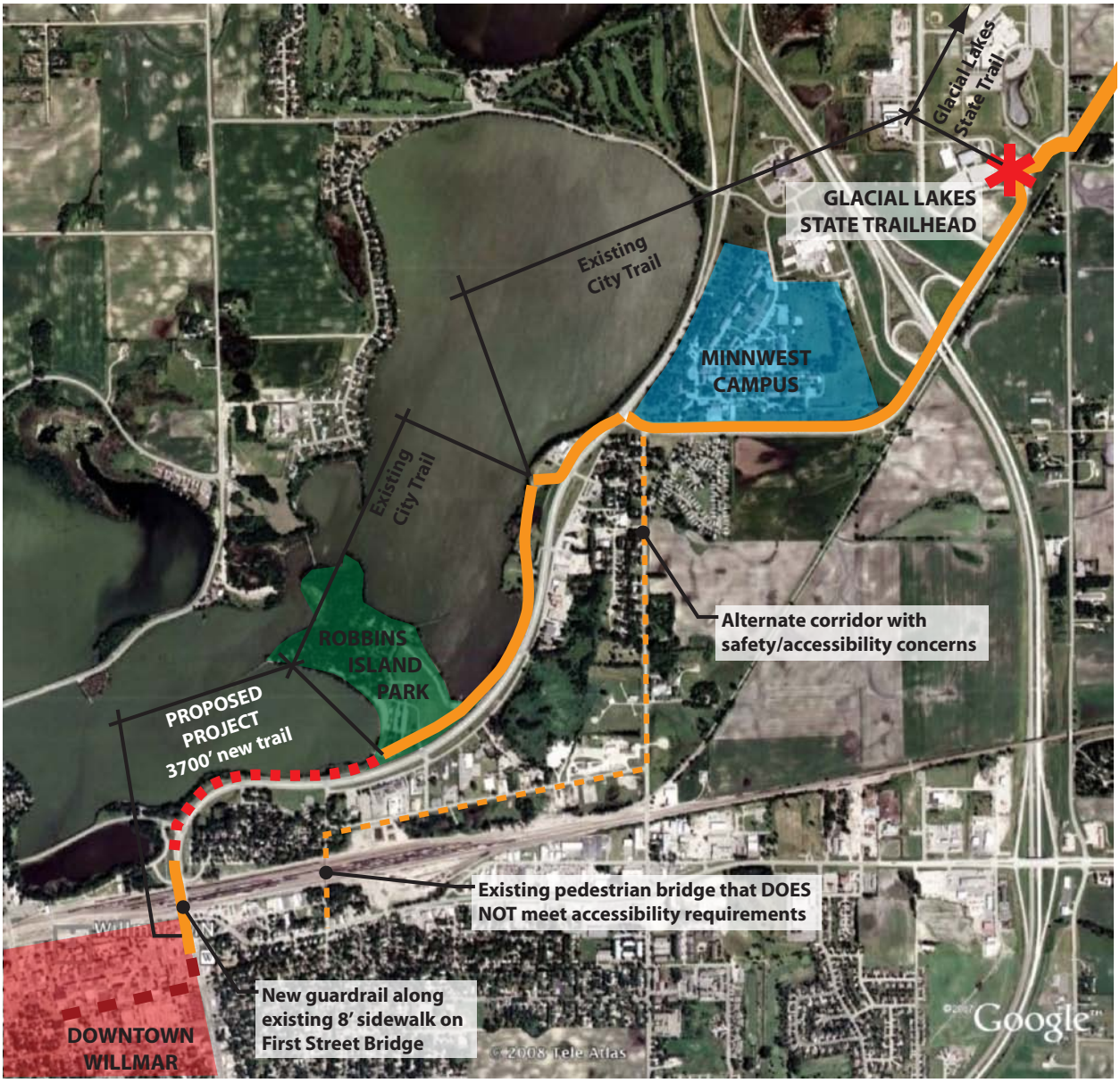
ELEMENT CHAMPION: Willmar Design Center, City of Willmar

IMPLEMENTATION TIMELINE: Short term (0-5 years)

IMPLEMENTATION PARTNERS: Mn/DOT, Willmar Lakes Area CVB, Department of Natural Resources, Economic Development Commission

OTHER PLAN ELEMENTS TO REFERENCE:

- A1: The proposed trail route would cross the 1st Street / Litchfield gateway
- A2: The trail will provide pedestrian connections from downtown to the lakes
- A4/B1: The Glacial Lakes Trail extension will use the Becker corridor to reach Selvig Park
- B3: Selvig Park will serve as the southern terminus of the state trail



LEGEND

- Proposed project (2013 construction)
- Future Trail
- Existing city/state trail/sidewalk
- Alternate trail route shown on some maps

Proposed Glacial Lakes State Trail Extension
(adapted from Federal Transportation Enhancement Grant Application)

the dashed line is the Robbins Island Trail (Element B2a)

Sub-Element B2a: *Robbins Island Trail*

The City and the Willmar Design Center have secured a federal transportation grant to construct a new trail from the intersection of Litchfield Avenue and 1st Street to Robbins Island Park, over the 1st Street bridge. The project is funded for construction in 2013.

SPECIFIC POLICIES:

- Construct the trail as proposed in the transportation grant
- Consider widening the ped/bike pathway across the 1st Street bridge and narrowing of vehicle lanes, as recommended by the Mn/DOT review committee

PRIMARY FUNDING SOURCE: Federal transportation enhancements grant
COMPLEMENTARY FUNDING SOURCES: City of Willmar (local match)

IMMEDIATE NEXT STEPS:

- Complete project memorandum
- Determine how construction plans will be prepared (by City engineering staff or outside consultant)
- Determine whether to widen the pedestrian way over the 1st Street bridge

Sub-Element B2b: *Becker Avenue Plan*

A significant downtown portion of the trail route is included in the Becker Avenue Plan. See Elements A4 and B1 for more information.

Sub-Element B2c: *Heritage Bank Block*

The only portion of the proposed trail corridor for which there is no determined plan or corridor is the single block along 1st Street between Litchfield and Becker Avenues (the Heritage Bank Block). The public right-of-way here is extremely narrow and a trail corridor would likely have to be constructed in a permanent easement across the private property.

SPECIFIC POLICY:

- Work with landowner(s) to place a future trail segment on private property, when the Becker Avenue segment is constructed.

PRIMARY FUNDING SOURCE: City of Willmar
COMPLEMENTARY FUNDING SOURCES: private owner(s)

IMMEDIATE NEXT STEPS:

- Initiate discussion with owner on revising parking lot layout and designating a trail corridor
- Secure a letter of general agreement from the owner (necessary for the DNR to complete a cooperative development agreement--see Element B2d)
- Redesign Heritage Bank parking lot to accommodate trail route, and provide cost estimate for construction.

Sub-Element B2d: *Designation and Wayfinding*

The Willmar Design Center has initiated discussions with the DNR about the procedures necessary to officially designate the Glacial Lakes State Trail extension. One critical piece of administrative work is the creation of a cooperative development agreement between the DNR and the City. This agreement would determine how the trail will be implemented and managed, and will prescribe roles and responsibilities for that implementation and management. Once that is in place, the DNR's maps can be changed to reflect the "future trail."

SPECIFIC POLICY:

- Enter into a cooperative development agreement with the DNR to extend the Glacial Lakes State Trail across City-owned trails from the current southern terminus to Selvig Park

PRIMARY FUNDING SOURCE: Minnesota Main Street (funded consulting time)

IMMEDIATE NEXT STEPS:

- Initiate discussion with key City Council champion(s)
- Work with DNR to draft the agreement
- Adopt the agreement
- Work with the DNR to modify its maps to reflect the "future trail extension"
- Work with the DNR on signing the route and establishing a new southern trailhead at Selvig Park (the existing Civic Center trailhead would be preserved).

Element B3:

Create Downtown Trailhead at Selvig Park

Selvig Park continues to evolve as a hub of downtown activity. Its proximity to the main commercial streets and the Becker Market make it the primary downtown open space. It is also the origin of the Willmar Walks routes and will be the southern terminus of the Glacial Lakes Trail extension. Selvig Park should be analyzed in light of these new purposes, and perhaps expanded or redesigned.

SPECIFIC POLICY:

- Re-envision Selvig Park and adjacent lands to serve as the primary downtown trailhead for local and regional pedestrian and bicycle routes.

ELEMENT CHAMPION: City of Willmar, Willmar Design Center

IMPLEMENTATION TIMELINE: Medium term (5-10 years)

PRIMARY FUNDING SOURCE: to be determined

IMPLEMENTATION PARTNERS: to be determined

IMMEDIATE NEXT STEPS:

- Initiate discussions with CenturyLink on their planned future for the parking lot adjacent to Selvig Park
- With CenturyLink buy-in, initiate concept design process (with cost estimation) for Selvig Park and adjacent lands.

OTHER PLAN ELEMENTS TO REFERENCE:

- A4/B1: The Becker Avenue Plan suggests improvements to Selvig Park
- B2: The Glacial Lakes Trail extension will utilize Selvig Park

Element B4:

Improve the Urban Forest

Trees provide significant benefits to urban areas by lowering the heat island effect, helping to manage stormwater, and, according to some studies, lowering roadway maintenance needs. Especially in light of emerald ash borer impacts (more than two-thirds of Willmar's street trees are ash trees), Willmar should examine and envision a new future for its urban forest.

SPECIFIC POLICIES:

- Include street and parking lot tree requirements in updated zoning code.
- Create a city-wide street tree policy and plan, which will guide maintenance, planting, species selection, and investment over time
- Incorporate trees and other stormwater management techniques into existing city parking lots

ELEMENT CHAMPION: City of Willmar

IMPLEMENTATION TIMELINE: Medium term (5-10 years) to long term (10+ years)

PRIMARY FUNDING SOURCE: Code requirements: Minnesota Main Street funding for consultant dedicated
Street tree policy and plan: City of Willmar
Augmentation of parking lots: City of Willmar

IMPLEMENTATION PARTNERS: to be determined

IMMEDIATE NEXT STEPS:

- Determine and adopt street and parking lot tree requirements into updated zoning code
- Inquire about general cost to prepare a street tree plan and policy
- As part of parking study, consider incorporation of trees into new or existing municipal parking facilities

OTHER PLAN ELEMENTS TO REFERENCE:

- A2: Street trees contribute to pedestrian comfort
- A3: The parking study should consider the impact of incorporating trees into existing/proposed parking lots
- A4/B1: The Becker Avenue Plan will incorporate numerous new trees

Topic C:
building conditions and aesthetics

Element C1:

Adopt Downtown Design Standards

As the City updates its zoning code, it should include downtown-specific zoning requirements that reinforce the urban, pedestrian character of the central business district. The Willmar Design Center and City staff have already begun a process to educate the Planning Commission on the value of downtown-specific codes. In general, codes should regulate four broad areas of design: urban form (building scale and placement), architecture, landscaping, and signs. They should not be too prescriptive, but rather set a tone and character for downtown.

SPECIFIC POLICY:

- Create and adopt downtown-specific zoning code regulations that encourage a high-quality, urban, pedestrian-oriented downtown

ELEMENT CHAMPION: City of Willmar

IMPLEMENTATION TIMELINE: continuous

PRIMARY FUNDING SOURCE: Minnesota Main Street (funding for consultant time)

IMPLEMENTATION PARTNERS: Willmar Design Center

IMMEDIATE NEXT STEPS:

- Work with Planning Commission to determine specific code language
- Incorporate code language into city-wide zoning code update
- Adopt zoning code update, with downtown codes embedded

OTHER PLAN ELEMENTS TO REFERENCE:

- C2: Downtown standards and codes will have some regulatory authority over improvements
- C3: Improvements should be encouraged to be historically appropriate
- D2 and D3: New development and major renovations will need to meet code requirements

Element C2:

Facilitate Facade Improvements

A nice looking, well kept downtown makes residents proud and brings in visitors. Over the past few years, outside funding has allowed the Willmar Design Center and the HRA to assist business and residential owners with facade upgrades. The impact is apparent and the practice should continue.

SPECIFIC POLICY:

- Work with owners and outside agencies to provide funding and guidance for improving exterior facades in downtown Willmar

ELEMENT CHAMPION: Willmar Design Center

IMPLEMENTATION TIMELINE: continuous

PRIMARY FUNDING SOURCE: DEED grant, other grants
COMPLEMENTARY FUNDING SOURCES: local bank guaranteed revolving loans

IMPLEMENTATION PARTNERS: City of Willmar, HRA, Economic Development Commission, Chamber of Commerce

IMMEDIATE NEXT STEPS:

- Continue management of DEED grant funds
- Consider establishment of a revolving loan program with local banks

OTHER PLAN ELEMENTS TO REFERENCE:

- C1: Downtown standards and codes will have some regulatory authority over improvements
- C3: Improvements should be encouraged to be historically appropriate
- D2: Restaurant and retail attraction and retention can be affected by overall downtown facade quality
- D3: Redevelopments should feature high quality facades that contribute to the downtown as a whole

Element C3:

Encourage Historic Preservation and Restoration

Willmar features two National Register Historic Buildings. These historic buildings are links to the city's past, contribute to the overall downtown environment, and feature environmentally responsible re-uses of existing buildings. The practice of preserving, re-using, and designating historic buildings can contribute to the desirability of downtown Willmar, both for residents, businesses, and out-of-towners. This is not to say that all buildings must be historically inspired, and especially not to say that new developments should be falsely historicist. Rather, where appropriate, buildings should appear true to the era in which they were constructed, be that the 1900s, the 1950s, or the 2000s.

SPECIFIC POLICIES:

- Designate appropriate buildings on state and national historic registers
- Encourage preservation of older buildings through adaptive re-use, removal of later facade treatments, and general upkeep
- Consider making era-appropriate improvements a condition of public funding

ELEMENT CHAMPION: Willmar Design Center

IMPLEMENTATION TIMELINE: continuous

PRIMARY FUNDING SOURCE: DEED grant, other grants
COMPLEMENTARY FUNDING SOURCES: local bank guaranteed revolving loans

IMPLEMENTATION PARTNERS: City of Willmar, Economic Development Commission, HRA, Chamber of Commerce

IMMEDIATE NEXT STEPS:

- Continue management of DEED grant funds
- Consider establishment of a revolving loan program with local banks
- Identify additional buildings that could benefit from historically-appropriate facade upgrades or official historic designation.

OTHER PLAN ELEMENTS TO REFERENCE:

- C1: Downtown standards and codes will have some regulatory authority over improvements
- C2: General facade improvements should be appropriate to the building's origina era

Element C4:

Update and Improve Lighting

Lighting contributes both to the perception of safety as well as the aesthetic quality of a downtown area. Willmar's street/pedestrian lighting is getting old, and will reach the end of its useful life within 10 years. The City should make plans for eventual replacement with higher-efficiency lighting in keeping with the overall character of downtown.

SPECIFIC POLICY:

- Replace street and pedestrian lighting with primarily pedestrian-oriented lighting that features high energy efficiency.

ELEMENT CHAMPION: City of Willmar

IMPLEMENTATION TIMELINE: Long term (10+ years)

PRIMARY FUNDING SOURCE: City of Willmar general fund, Willmar Municipal Utilities

IMMEDIATE NEXT STEPS:

- Determine replacement timeline and budget for the work in the city's long-term financial plan

OTHER PLAN ELEMENTS TO REFERENCE:

- A4/B1: The Becker Avenue Plan includes lighting, and, depending on timing, could either set the tone for downtown lighting or continue lighting projects already begun

Topic D:

business mix

and redevelopment

Element D1:

Revise the Central Business District Zoning Boundary

As evidenced by input from the public meeting (see page 5), most people's impression of the location of the downtown core matches well with the actual CBD Zoning boundary. However, there are several downtown commercial blocks and targeted redevelopment sites (see Element D2) that currently lie outside the district. CBD zoning and associated design codes can bring benefits to certain types of businesses, by providing, for instance, more urban parking requirements and property layout recommendations. It is therefore worthwhile to reconsider the zoning map as it relates to the boundary of the CBD.

SPECIFIC POLICY:

- Initiate a process to modify the CBD boundary, based on this plan and recent public input

ELEMENT CHAMPION: City of Willmar

IMPLEMENTATION TIMELINE: short-term (0-5 years)

PRIMARY FUNDING SOURCE: none

IMPLEMENTATION PARTNERS: private businesses, Economic Development Commission, Chamber of Commerce

OTHER PLAN ELEMENTS TO REFERENCE:

- D2: Targeted redevelopment sites may benefit from being inside the CBD Boundary
- D3: Retail or restaurant uses can benefit from CBD rules

Element D2:

Encourage Redevelopment on Targeted Sites

Rather than building on sites with existing buildings, developers should be directed to underutilized sites in the downtown area. Filling in such gaps in the urban fabric will create a better urban environment overall. Though public agencies do not always have control over where redevelopment occurs, the City and its partners should take an active role in ensuring redevelopment happens in the most impactful locations. Four key development sites/types are identified below, keyed to the map on the following page. These are the "targeted redevelopment sites" toward which the City should direct future large projects.

1. Mills site
2. Erickson site
3. The Rice block adjacent to 1st Street
4. Parcels adjacent to downtown gateways

SPECIFIC POLICY:

- Encourage and, where appropriate, incentivize development on targeted redevelopment sites, rather than on other sites in the downtown area.

ELEMENT CHAMPION: Economic Development Commission, Willmar Design Center

IMPLEMENTATION TIMELINE: continuous

PRIMARY FUNDING SOURCE: City of Willmar: potential public financing options

IMPLEMENTATION PARTNERS: City of Willmar, Chamber of Commerce

OTHER PLAN ELEMENTS TO REFERENCE:

- C1, C2, and C3: Redevelopment will have to follow local codes, and should be encouraged to feature high quality facades and to restore or improve existing buildings, if preserved
- D1: Targeted redevelopment sites should be considered for incorporation into the CBD
- D3: Redevelopments should include some retail or restaurant uses
- E3: Redevelopments may include housing

Targeted Redevelopment Sites and the Existing CBD Boundary

1. Mills site
2. Erickson site
3. Rice block on 1st Street
4. Gateway sites

Element D3:

Encourage Restaurant and Retail Development

In order to be vital and useful, downtowns need retail and restaurant uses. These use types stimulate both long visits and short trips into the central business district. Whenever possible, street level spaces should be occupied with retail or restaurant establishments, with offices occupying upper floors.

SPECIFIC POLICIES:

- Encourage and, where appropriate, incentivize retail and restaurant development downtown
- Modify zoning codes and permitting processes to ensure restaurants can easily locate in the downtown area

ELEMENT CHAMPION: Economic Development Commission, Willmar Design Center

IMPLEMENTATION TIMELINE: continuous

PRIMARY FUNDING SOURCE: City of Willmar: potential public financing options

IMPLEMENTATION PARTNERS: City of Willmar, Chamber of Commerce

IMMEDIATE NEXT STEPS:

- Examine codes and permit procedures to determine barriers to downtown restaurant/retail development (such as alcohol policies and outdoor dining policies)
- Meet with local retail and restaurant owners to learn how to encourage downtown retail/restaurant development

OTHER PLAN ELEMENTS TO REFERENCE:

- D2: Targeted redevelopment sites should include retail/restaurant uses

Element D4:

Support and Maintain Cultural, Governmental, and Institutional Uses Downtown

Arts institutions, government agencies,and other non-business entities have a significant positive impact on downtown Willmar. They bring people downtown and also encourage complementary businesses (like law offices and medical offices) to locate there. Keeping these uses downtown should be highly important to the City of Willmar, and should be encouraged through policies, cooperation, and partnerships. Specifically, the following institutions should be encouraged to remain downtown (they are identified on the map at left):

1. City Hall / City Auditorium
2. Kandiyohi County Courthouse
3. Kandiyohi County Office Building
4. Willmar Public Library
5. Post Office
6. Rice Hospital
7. The Barn Theater
8. Becker Market
9. African Development Center
10. Willmar Area Multicultural Business Center
11. Fire Hall
12. Willmar Education and Arts Center

SPECIFIC POLICIES:

- Oppose the relocation of cultural/governmental/institutional uses from downtown
- Work with these uses to ensure their needs are being met downtown, and to make improvements where necessary and within reason

ELEMENT CHAMPION: City of Willmar

IMPLEMENTATION TIMELINE: continuous

PRIMARY FUNDING SOURCE: none

IMPLEMENTATION PARTNERS: Economic Development Commission, Willmar Design Center, Chamber of Commerce

Downtown Cultural, Governmental, and Institutional Entities
(see number key on previous page)

Topic E:
housing

Element E1:

Analyze Existing Downtown Housing

The first step in improving downtown housing is to know what currently exists. There may be a general sense of the quantity and quality of downtown housing, but no hard figures. This is especially important with regard to quality. If it is well understood which are the downtown housing options that could benefit from improvement, then resources can be directed to that improvement. In addition, a comprehensive inventory could serve as a clearing-house for downtown housing, linking seekers with owners.

SPECIFIC POLICY:

- Create a comprehensive inventory of downtown housing quantity and quality

ELEMENT CHAMPION: Willmar Design Center

IMPLEMENTATION TIMELINE: Short term (0-5 years)

PRIMARY FUNDING SOURCE: unknown

IMPLEMENTATION PARTNERS: City of Willmar, HRA, Economic Development Commission

IMMEDIATE NEXT STEPS:

- Create a task list for completing the inventory
- Secure funding to cover administrative time, consulting time (if used), and data entry and compilation

OTHER PLAN ELEMENTS TO REFERENCE:

- E3: A housing inventory is a key lead-in to general downtown housing improvements

Element E2:

Promote Higher Density Development at CBD Fringe

The Willmar Comprehensive Plan currently guides the land around the edges of the CBD for multi-family housing. Though the zoning code itself has been relaxed to address market realities, the ultimate goal is still that higher density housing would occur around the CBD. This will serve as a transition area between intense commercial and instututional uses in the CBD and single-family residences farther away.

SPECIFIC POLICY:

- Continue to encourage, through the Comprehensive Plan and zoning code, higher density housing development around the edges of the central business district.

ELEMENT CHAMPION: City of Willmar

IMPLEMENTATION TIMELINE: continuous

PRIMARY FUNDING SOURCE: none

IMPLEMENTATION PARTNERS: HRA, Economic Development Commission, Willmar Design Center

Element E3:

Increase and Improve Downtown Housing

National trends show that more people want to live in urban environments than at any point since before World War II. Reasons include the pedestrian-oriented environment, arts and culture, reduction of vehicle miles and commute times, and proximity to work and entertainment. In Willmar, this trend is perceived to be primarily driven by newer immigrants, who may be settling downtown since the least expensive housing options are there. However, Willmar does have the potential to attract a more diverse group of downtown residents--diverse in ancestry, age, and economics. The key will be to diversify the housing market, along with implementing many of the other elements of this plan.

GENERAL POLICIES:

- Increase the amount and diversity of downtown housing options
- Improve downtown housing options in all market categories

SPECIFIC POLICIES:

- Based on the downtown housing inventory (Element E1), encourage improvement of housing units that fall at the low end of the quality scale
- Convert vacant upper floors to housing, with a variety of unit sizes and market rates
- Encourage, specifically, the creation of new middle-income housing, which appears to be in short supply downtown
- Provide funding, revolving loans, and other assistance for housing quality and quantity increases

ELEMENT CHAMPION: Willmar Design Center, HRA, Economic Development Commission

IMPLEMENTATION TIMELINE: continuous

PRIMARY FUNDING SOURCE: DEED grant, other grants
COMPLEMENTARY FUNDING SOURCES: local bank guaranteed revolving loans

IMPLEMENTATION PARTNERS: City of Willmar

IMMEDIATE NEXT STEPS:

- Create a housing task force to work specifically on downtown housing. The task force should be comprised of the Element Champions, a City representative, local building owners and developers, and local realtors
- Consider establishment of a revolving loan program with local banks

OTHER PLAN ELEMENTS TO REFERENCE:

- E1: The inventory will help guide the efforts of the task force

Appendix A:
plan elements matrix

The matrix on this and the following page shows each downtown partner's implementation and funding responsibilities.

KEY:

C The Element's champion
P An implementation partner

$ The Element's primary funder
$ A secondary funder

	A1: Downtown Gateways / Vehicular Access	A2: Pedestrian Environment	A3: Parking Study	A4 / B1: Becker Avenue Plan	B2: Glacial Lakes State Trail	B3: Trailhead at Selvig	B4: Urban Forest	C1: Downtown Design Standards	C2: Façade Improvements	C3: Historic Preservation and Renovation	C4: Downtown Lighting
City of Willmar	**C** **$**	**C** **$**	P	**C** $	**C** **$**	**C**	**C** **$**	**C**	P	P	**C** **$**
Willmar Design Center	P	P	**C**	**C**	**C**	**C**		P	**C**	**C**	
Economic Development Commission			**$**	P	P				P	P	
Willmar HRA									P	P	
Rice Hospital		P	**$**	P							
Willmar Municipal Utilities											**$**
Mn/DOT	$	P		P	P **$**						
Mn/DNR					P						
Mn/DEED									**$**	**$**	
Willmar Lakes Area CVB					P						
Chamber of Commerce									P	P	
Kandiyohi County			P	P							
Minnesota Main Street					$		$	**$**			
property / business owners	P	P	P	P							
downtown residents			P	P							
granting agencies / foundations		$		$					$	$	
local banks									$	$	
(unknown)				**$**							

	D1: Revise CBD Boundary	D2: Targeted Redevelopment Sites	D3: Restaurant and Retail	D4: Cultural and Institutional	E1: Analyze Existing Downtown Housing	E2: Higher Density at CBD Fringe	E3: Increase Downtown Housing
City of Willmar	**C**	P **$**	P **$**	**C**	P	**C**	P
Willmar Design Center		**C**	**C**	P	**C**	P	**C**
Economic Development Commission	P	**C**	**C**	P	P	P	**C**
Willmar HRA					P	P	**C**
Rice Hospital							
Willmar Municipal Utilities							
Mn/DOT							
Mn/DNR							
Mn/DEED							**$**
Willmar Lakes Area CVB							
Chamber of Commerce	P	P	P	P			
Kandiyohi County							
Minnesota Main Street							
property / business owners	P	**$**	**$**				
downtown residents							
granting agencies / foundations							$
local banks		$	$				$
(unknown)					**$**		

Appendix B:

Becker Avenue Plan funding matrix and recommendations

treeline
THE STORY OF YOUR LAND

LANDSCAPE ARCHITECTURE
LAND PLANNING
WRITING-FOR-HIRE
EDUCATIONAL PROGRAMS

4348 Nokomis Avenue, Minneapolis, MN 55406
612-968-9298 PHONE 866-859-7593 FAX adam@treeline.biz

MEMORANDUM

TO: Willmar Design Center Board
FROM: Adam Arvidson

DATE: September 14, 2011
SUBJECT: Becker Avenue funding possibilities

Earlier this year I commissioned landscape architecture/planning firm Hoisington Koegler Group, Inc. (HKGi), to look at potential funding sources for Becker Avenue. HKGi maintains a good database of such funding sources, so I asked them to cull the best options for us. Their matrix is attached and contains excellent information. Below, I am providing my assessment of the grants most applicable to us, as well as brief statements about each granting program listed in the HKGi matrix.

Best Options:

- Bremer
- Blandin

Possible options for specialized projects, or when coupled with other funding

- USDA Farmers Market
- DEED Business Development Public Infrastructure
- Laura Jane Musser
- Transportation Enhancements (if funding is maintained in the next fiscal cycle)

Likely not competitive, or not applicable

- DEED Small Cities
- DNR Regional Trails
- DNR Local Trails

Summary of applicability of each grant

MN DEED BDPI: small grant for our purposes, so could only function along with other funding streams. Also requires a 50/50 match, which may not be possible in the current climate.

MN DEED Small Cities: we're probably not very competitive, based on the program's goals.

MN DNR Regional Trail and Local Trail Grants: I have learned through coordination with the DNR on extension of the Glacial Lakes State Trail that we do NOT want to accept either of these grant programs, since they would preclude designation as a state trail.

Laura Jane Musser: This could be a great option, though the award amounts are small. It might be possible to identify a smaller project, or to find a variety of funding streams with this program as a part.

Otto Bremer: An excellent opportunity. There is still one application date in 2011, but we may not realistically have all our ducks in a row just yet. This could be a key funding piece for the entire improvement.

Blandin: This could be very applicable to the "open space" and "market" portions of the project. There remains a 2011 Dec 15 deadline, which we could theoretically meet. Award amounts suggest this would not fund the entire project, but could get us on our way.

Crow River Watershed: we don't seem to be within this watershed.

USDA Farmers Market: Could be a unique funding source in conjunction with other options. The amount is small, but could be coupled with other funding or limited to a market-oriented project.

MNDOT Transportation Enhancements: We've used this money before for the Robbins Island Trail and could ask for another phase of money for the Becker Trail segment. However, it is currently unclear whether this program will survive U.S. Congress cuts.

Potential Grant Sources for Willmar's Becker Avenue Improvements

	Funding Agency	Grant Program	Description	Relevance to Becker Ave	Web Link	Contact	Funding Limitations	Matching Requirements	Application Deadlines
1	MN DEED	Greater Minnesota Business Development Public Infrastructure (BDPI) Grant Program	Grant funds are to be used to assist Eligible Applicants with complex and costly Public Infrastructure projects when a funding gap exists and alternative sources of public and private financing are not adequate. Eligible Public Infrastructure is defined as publicly owned physical infrastructure necessary to support economic development projects, including, but not limited to, sewers, water supply systems, utility extensions, telecommunication systems, streets, wastewater treatment systems, storm water management systems and facilities for pretreatment of wastewater to remove phosphorus. Engineering costs associated with these activities are an eligible expense. Administration and application preparation are not eligible costs.	Streets, storm water mgmt	http://www.positivelyminnesota.com/Government/Financial_Assistance/Business_Development_Funding/Greater_Minnesota_Public_Infrastructure_Program.aspx	Primary Representative: Jeremy LaCroix 651-259-7457 or 800-657-3858 jeremy.lacroix@state.mn.us Secondary Representative: Patrick Armon 651-259-7455 or 800-657-3858 patrick.armon@state.mn.us	A city or county may receive no more than $1,000,000 in two years for one or more projects. Generally, most awards are for $250,000 or less unless projects have exceptional leverage and/or job creation.	Eligible Applicants shall provide evidence of matching funds equal to or exceeding 50% of the total project public costs. Eligible Applicants can provide the match for the remainder of the eligible costs for the project in cash or in-kind. In-kind contributions may include the value of the Capital Costs of site preparation. Capital Costs are defined as an expenditure associated with the improvements to the land, (land costs can be capital costs) made as part of the activities for which application funds are being requested. Capital Costs cannot include feasibility studies, platting, or project administration.	Applications are accepted on an open basis.
2	MN DEED	Small Cities Development Grant Program	The Small Cities Development Program helps cities and counties with funding for housing, infrastructure and commercial rehabilitation projects that benefit people of low and moderate incomes. Projects must meet one of three objectives: • Benefit people of low and moderate incomes • Eliminate slum and blight conditions • Eliminate an urgent threat to public health or safety **Public Facility Grants**. Funds are granted for wastewater treatment projects, including collection systems and treatment plants; fresh water projects, including wells, water towers, and distribution systems; storm sewer projects; flood control projects; and, street projects.	Streets, storm water mgmt	http://www.positivelyminnesota.com/Government/Financial_Assistance/Community_Development_Funding/Small_Cities_Development_Program.aspx	**Primary Representative:** Patrick Armon 651-259-7455 or 800-657-3858 patrick.armon@state.mn.us **Secondary Representative:** Christine Schieber 651-259-7461 or 800-657-3858 christine.schieber@state.mn.us	The maximum grant award for a Single Purpose project is $600,000. The maximum grant award for a Comprehensive project is $1.4 million.	The amount of other funds required varies and is contingent upon the project type. However, the amount of leveraged resources plays a significant role in determining whether the project is funded.	In 2020, completed Pre/Short Form Applications were due October 7
3	MN DNR	Regional Trail Grant Program	To provide grants to local units of government to promote development of regionally significant trails outside the seven-county metropolitan area. Eligible projects include acquisition and development of trail facilities outside the seven-county metropolitan area	Trail connection to Glacial Lakes State Trail	http://www.dnr.state.mn.us/grants/recreation/trails_regional.html	Traci Vibo, Grant Coordinator traci.vibo@state.mn.us	The minimum grant request is $5,000, and the maximum grant award is $250,000.	Grants are reimbursement based up to 50 percent of the total eligible project costs, and recipients must provide a non-state cash match of at least 50 percent. Other state funds or grants, such as Parks and	March 31, 2011

			that are considered of regional or statewide significance. Acquisition projects require a perpetual easement for recreational purposes. Development projects require a 20 year maintenance commitment by the project sponsor.			or 651-259-5619		Trails Legacy Grants, or Metropolitan Council Grants cannot match these grants. Project costs must be incurred and paid before reimbursement can be made.	
4	MN DNR	Local Trail Connections Grant Program	To provide grants to local units of government to promote relatively short trail connections between where people live and desirable locations, not to develop significant new trails. Eligible projects include acquisition and development of trail facilities. Projects must result in a trail linkage that is immediately available for use by the general public. Trail linkages include connecting where people live (e.g. residential areas within cities, entire communities) and significant public resources (e.g. historical areas, open space, parks and/or other trails).	Trail connection	http://www.dnr.state.mn.us/grants/recreation/trails_local.html	Traci Vibo, Grant Coordinator traci.vibo@state.mn.us or 651-259-5619	The minimum grant request is $5,000, and the maximum grant award is $100,000.	Grants are reimbursement based up to 50 percent of the total eligible project costs, and recipients must provide a non-state cash match of at least 50 percent. Other state funds or grants, such as Parks and Trails Legacy Grants, or Metropolitan Council Grants cannot match these grants. Project costs must be incurred and paid before reimbursement can be made.	March 31, 2011
5	Laura Jane Musser Fund	Environmental Initiative	**THE LAURA JANE MUSSER FUND** assists public or not-for-profit entities to initiate or implement projects that enhance the ecological integrity of publicly owned open spaces, while encouraging compatible human activities. The Fund's goal is to promote public use of open space that improves a community's quality of life and public health, while also ensuring the protection of healthy, viable and sustainable ecosystems by protecting or restoring habitat for a diversity of plant and animal species.	Redesign Becker Market area, create/expand public spaces, storm water mgmt, urban forest	http://www.musserfund.org/	Mary Karen Lynn-Klimenko Grants Program Manager **THE LAURA JANE MUSSER FUND** 318 West 48th Street Minneapolis, MN 55419 612-825-2024 **ljmusserfund@earthlink.net**	Grants of up to $35,000 may be made for programs in this program. The Musser Fund is likely to make a total of 4 to 6 grants in the Environmental Initiative this year.	None identified.	Environmental Initiative – March 16
6	Otto Bremer Foundation	Otto Bremer Foundation	**Activities that move communities forward.** Honoring the spirit of our founder, Otto Bremer, and the direction given by the trust he created, the Foundation funds a variety of work important to a community's future. We give highest priority to those opportunities with the potential to move a community forward in meaningful, powerful and broad-based ways. This broadness of vision is intentional in order to encourage innovative responses to community opportunities and challenges.	All aspects of the project potentially	http://www.ottobremer.org/index.php	**Otto Bremer Foundation** 445 Minnesota Street Suite 2250 St. Paul, MN 55101 (651) 227-8036 or (888) 291-1123 (651) 312-3665 (FAX) obf@ottobremer.org **NonProfit Resource Specialist for Marshall and Willmar** Lois Schmidt lcschmidt@bremer.com Marshall: (507) 537-0222 ext. 273 Willmar: (320) 235-1111 ext. 140 208 East College Drive	There is no set limit on grant requests.	None identified.	In 2011, remaining application due dates are June 17, Aug 19 and Oct 14

						Marshall, MN 56258			

7	Blandin Foundation	Major Grants	Blandin Foundation's vision for its work is to be the premier partner for building healthy rural communities, grounded in strong economies, where burdens and benefits are widely shared. **Expand Opportunity**— A focus area and an evolving area of work, Blandin Foundation seeks to blend educational attainment, economic opportunity and broader inclusion in rural Minnesota communities, so all residents have greater opportunities to prosper. Emphasis is on work that moves beyond traditional approaches and that increases impact through a synergistic approach.
			• Roughly 75 percent of Blandin Foundation grants will be made in this focus area.
			• Priority will be given to projects that demonstrate:
			  • A strategy involving inter-relationships between economy, education and inclusivity
			  • Clear outcomes such as expanded enterprises and entrepreneurship, increased educational or economic success for populations that have faced historical barriers, and expanded relationships between educational systems, employers and parents.
				Redesign Becker Market area, create/expand public spaces	http://www.blandinfoundation.org/grants/	Diana Dagle
						
						Administrative Assistant, Grants
						
						Blandin Foundation
						100 North Pokegama Avenue
						Grand Rapids, MN 55744
						
						Toll Free: 877-882-2257
						Phone: 218-326-0523
						Fax: 218-327-1949
							Amount awarded: $50,001 to $250,000 or more	None identified.	In 2011, remaining application due dates are Sept 15 and Dec 15

8	Crow River Organization of Water (CROW) Joint Powers Board	Reducing Sediment in the Crow River Basin	**Financial Assistance Available to Landowners in the Crow River Watershed** The Crow River Organization of Water (CROW) is currently offering financial assistance to residents and landowners of the Crow River Watershed for the installation of variety practices aimed at improving water quality in the Crow River. The CROW can offer up to 50% cost share on BMP practices. Landowners can use funding from the CROW in combination with other cost share programs to obtain higher a percentage of cost share dollars. Low interest loans (3%) for upgrades of non-compliant septic systems are available in portions of Sibley, Meeker, McLeod, Renville and Kandiyohi Counties.	Storm water mgmt	http://www.crowriver.org/Best_Practices.html	Diane Sander Watershed Coordinator 311 Brighton Ave, Suite C Buffalo, MN 55313 **Phone:** 763-682-1933 ext 112 diane.sander@mn.nacdnet.net	Up to 50% of the cost of a project or up to 75% if other state or federal funding is provided.	None identified.	Grant End Date: 6/30/2013
9	U.S. Dept. of Agriculture	Farmers' Market Promotion	In general, the project(s) must increase domestic consumption of agricultural commodities by: (a)	Redesign Becker Market area	http://www.ams.usda.gov/AMS	Carmen Humphrey, Program Manager and the FMPP	Minimum grant award is $5,000 and	None identified.	July 1, 2011

Potential Grant Sources for Willmar's Becker Avenue Improvements

9	U.S. Dept. of Agriculture	Farmers' Market Promotion Program (FMPP) Grants	In general, the project(s) must increase domestic consumption of agricultural commodities by: (a) improving and expanding, or assisting in the improvement and expansion of, domestic farmers markets, roadside stands, community-supported agriculture programs, agritourism activities, or other direct producer-to-consumer market opportunities; or (b) developing, or aiding in the development of, new farmers markets, roadside stands, community-supported agriculture programs, agritourism activities, or other direct producer-to-consumer marketing opportunities.	Redesign Becker Market area	http://www.ams.usda.gov/AMSv1.0/getfile?dDocName=STELPRDC5091241&acct=fmpp	Carmen Humphrey, Program Manager and the FMPP Grant Program Staff USDA, Agricultural Marketing Service 1400 Independence Avenue, SW Room 4509-South Building Washington, D.C. 20250 (202) 720-8317	Minimum grant award is $5,000 and maximum Is $100,000.	None identified.	July 1, 2011
10	Mn DOT	Transportation Enhancements (TE) Grants	There are 12 transportation enhancement activities that are eligible for funding, including: • **Pedestrian and Bicycle Facilities:** New or reconstructed sidewalks, walkways, curb ramps, bike lane striping, paved shoulders, bike parking, bus racks, offroad trails, bike and pedestrian bridges and underpasses. • Environmental mitigation to address water pollution due to highway runoff or to reduce vehicle-caused wildlife mortality while maintaining habitat connectivity:	Redesign of streets and trails	http://www.enhancements.org/index.asp	**State DOT TE Coordinator** Mark Anderson Transportation Enhancements Coordinator Minnesota Department of Transportation 395 John Ireland Blvd. MS 620 St. Paul, MN 55155 Tel: 651-366-3606 Fax: 651-366-3603 Email:	Minimum grant award is $50,000 and maximum Is $500,000.	A 20% match of the requested funds is required. The local matching funds must be non-federal funds.	July 18,2011