

City of Baxter Comprehensive Plan Update



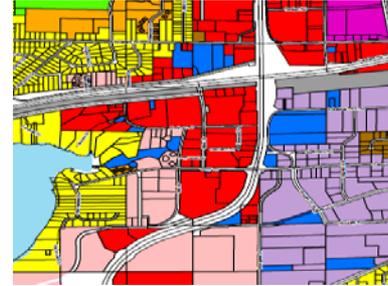
COMPREHENSIVE PLAN UPDATE

All-Commission
Meeting
August 25, 2014



Agenda

- Introductions
- Review Process
- Plan Organization
 - 1: Introduction
 - 2: Managing Growth & Development
 - 3: Transportation
 - 4: Parks, Trails, & Open Space
 - 5: Character & Identity
- Discussion
- Next Steps



Why do we plan?

“The purpose of planning is to protect public and private investment over time.”

- Howard Dahlgren, Founder, Stantec St. Paul Planning Team



What is this Plan?

- **Long-range vision**, guide and design for the community's future
- **Guide** for elected officials to use when making decisions
- **Legal foundation** for rules and regulations adopted by the community – zoning ordinance, subdivision regulations, etc.



Process

5 Phases:

1. Project Initiation
2. Vision, Goals & Policies
3. Land Use, Growth, & Alternatives
4. Plan Preparation
5. Implementation & Adoption

All-Commission review Meeting added



1		Project Initiation, Inventory and Data Analysis
	1.1	Kickoff Meeting
	1.2	Data Collection and Analysis
	1.3	Background of the Community
	1.4	LRPC Meeting
	1.5	Community Meeting
2		Vision Goals and Policy Development
	2.1	Public Participation/Visioning Sessions
	2.2	Prepare Vision and Goal Statements
	2.3	LRPC: Vision and Goals Meeting
	2.4	Community Forum #2: Goals and Policies
	2.5	CC Goals and Policies Review
3		Land Use, Growth and Alternatives
	3.1	Develop Alternatives
	3.2	LRPC Meeting: Alternatives
	3.3	Community Forum #3: Alternatives
	3.4	CC Meeting: Alternatives
4		Plan Preparation
	4.1	Draft Plan
	4.2	Review and Revise Draft Plan
	4.3	LRPC: Draft Plan Review
	4.4	CC: Draft Plan Review
	4.5	Review and Revise Draft Plan
	4.6	Comm. Forum #4: Draft Plan Open House
5		Implementation and Adoption
	5.1	LRPC: Final Plan
	5.2	CC Meeting: Final Plan
	5.3	Prepare Final Plan Document

Baxter Key Issues

LRPC discussed issues, ideas, concerns in Baxter.

Taken together the issues identified were summarized in six main topics:

- Managing growth and development
- Maintaining infrastructure
- Baxter's character and identity
- Traffic and transportation
- Parks, trails and open space
- Effective local government



Chapter 1 - Introduction

- Previous Plan
- Role of Comp Plan
- Plan organization
- History
- Issues
- Adopting/amending the Plan

City of Baxter Comprehensive Plan Update Chapter 1 – Introduction



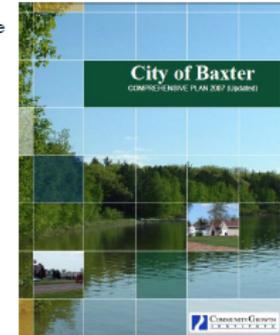
Introduction

The City of Baxter began the process of updating its Comprehensive Plan in June 2013. The Baxter Long Range Planning Commission (LRPC), working with consultants from Stantec, oversaw the process, reviewed information and made recommendations to the City Council on the Plan. The Plan is intended to guide the City's development for the next 20-plus years.

Baxter's Previous Comprehensive Plan

Baxter prepared a comprehensive plan in 2005 that was substantially updated again in 2007. The Plan has sections with policies on:

- Economic Growth
- Utilities & City Services
- Maintenance
- Public Land & Open Space
- Outdoor Recreation
- Climate Fluctuation
- Hazard & Emergency Management
- Groundwater Resource & Environmental Protection
- Residential Development
- Commercial & Industrial Development
- Transportation
- Orderly Growth & Redevelopment
- Long Range Boundary Adjustment
- Public Communication
- Conservation Overlay District Establishment



Role of the Comprehensive Plan

A community or comprehensive plan fulfills at last three roles. It is a:

- Long-range vision, guide and design for the community's future
- Guide for elected officials to use when making decisions
- Legal foundation for rules and regulations adopted by the community – zoning ordinance, subdivision regulations, etc.

Chapter 2 – Managing Growth & Development

- Demographics
- Existing Land Use
- Goals
- Future Land Use
- Development Approach
- Focus Areas
- Services/Growth Areas
- Implementation

City of Baxter Comprehensive Plan Update Chapter 2- Managing Growth and Development

Introduction

A comprehensive plan is important not only because it helps city decision makers and citizens to articulate a city's vision and direction, but because it is the legal foundation for official regulations like the zoning

ordinance and subdivision ordinance. The U.S. Supreme Court, in ruling on zoning cases that have been appealed all the way through the judicial process, has said they are looking for "a rational basis in a comprehensive plan".

The Land Use Plan illustrates the intended use of land within the City of Baxter and its potential growth areas. Ideally, development in a city follows a simple, straightforward process:

- Discuss vision and goals
- Research and analyze various issues
- Prepare and adopt a Plan
- Adopt zoning codes and other tools to implement the Plan
- Approve projects that follow the Plan and zoning
- Enforce Plan policies, zoning standards and conditions of approval as projects are built

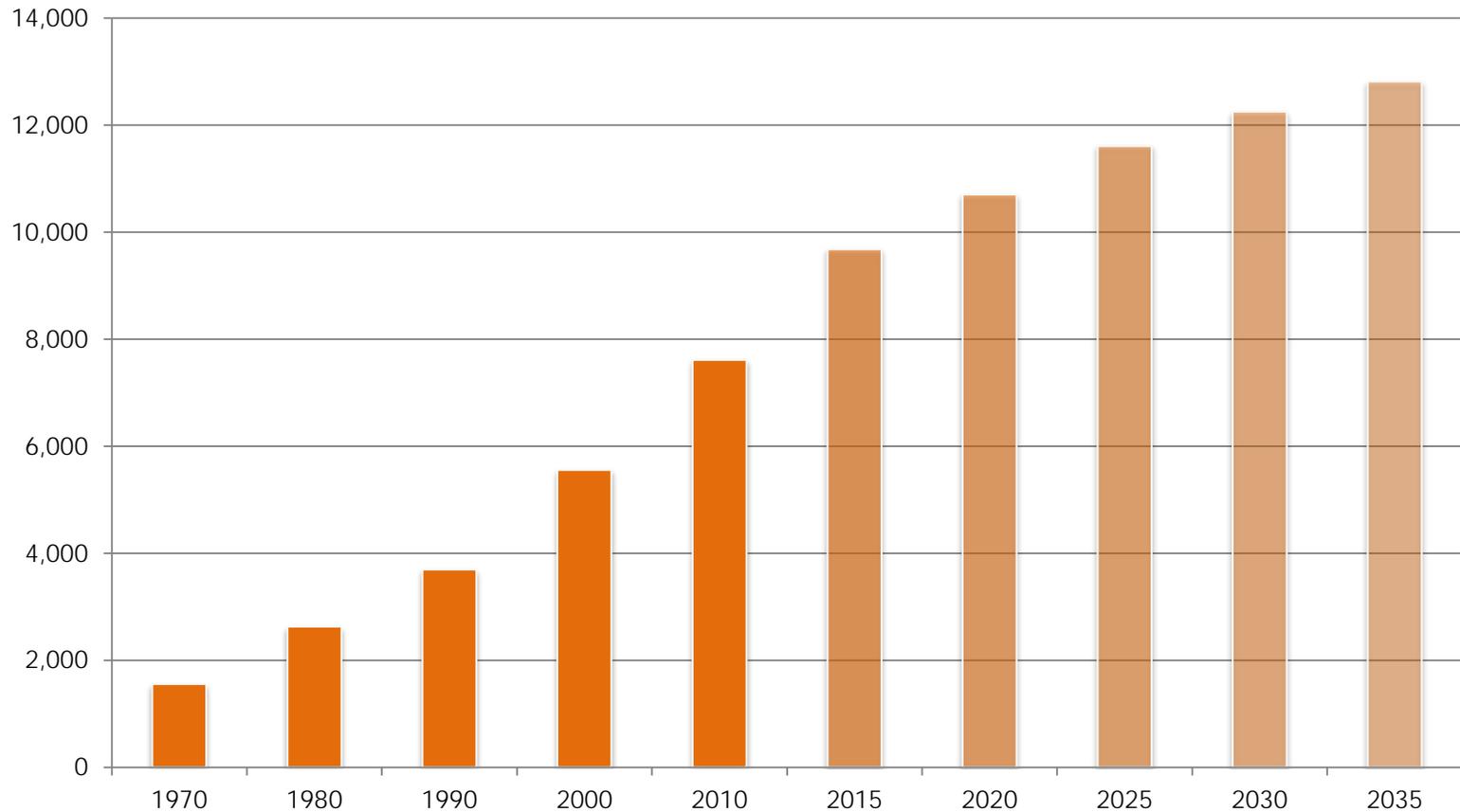
The City's land use plan plays a key role in guiding growth and development, or redevelopment, in Baxter. The Future Land Use Plan identifies the location and intensity of future development and redevelopment in the City. It also establishes a framework in which future development will occur.

This plan is intended to guide future development and growth to achieve the community's objectives for balanced and efficient growth.



Population 1970 - 2035 (projected)

City of Baxter Population

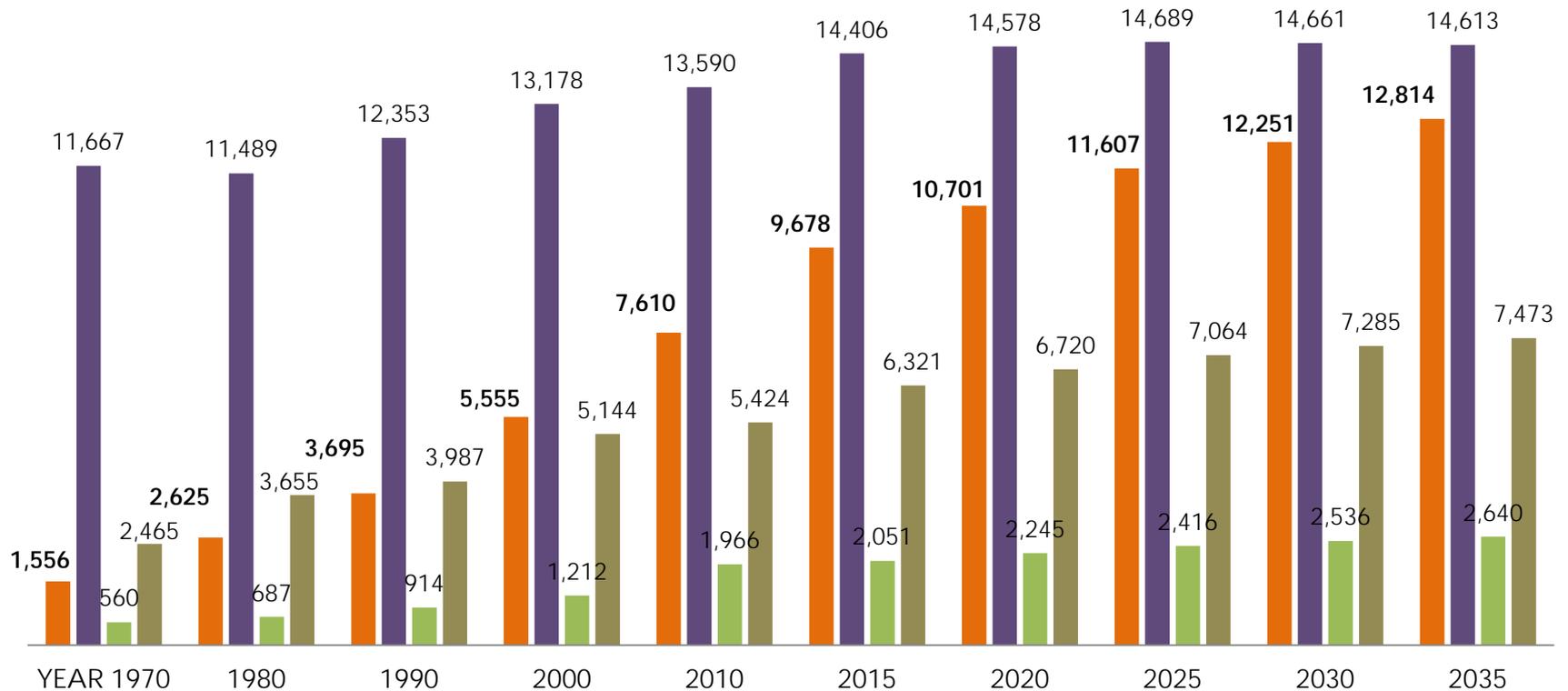


Source: US Census, Minnesota
State Demographic Center

Population 1970 - 2035 (projected)

Brainerd-Baxter Area Population

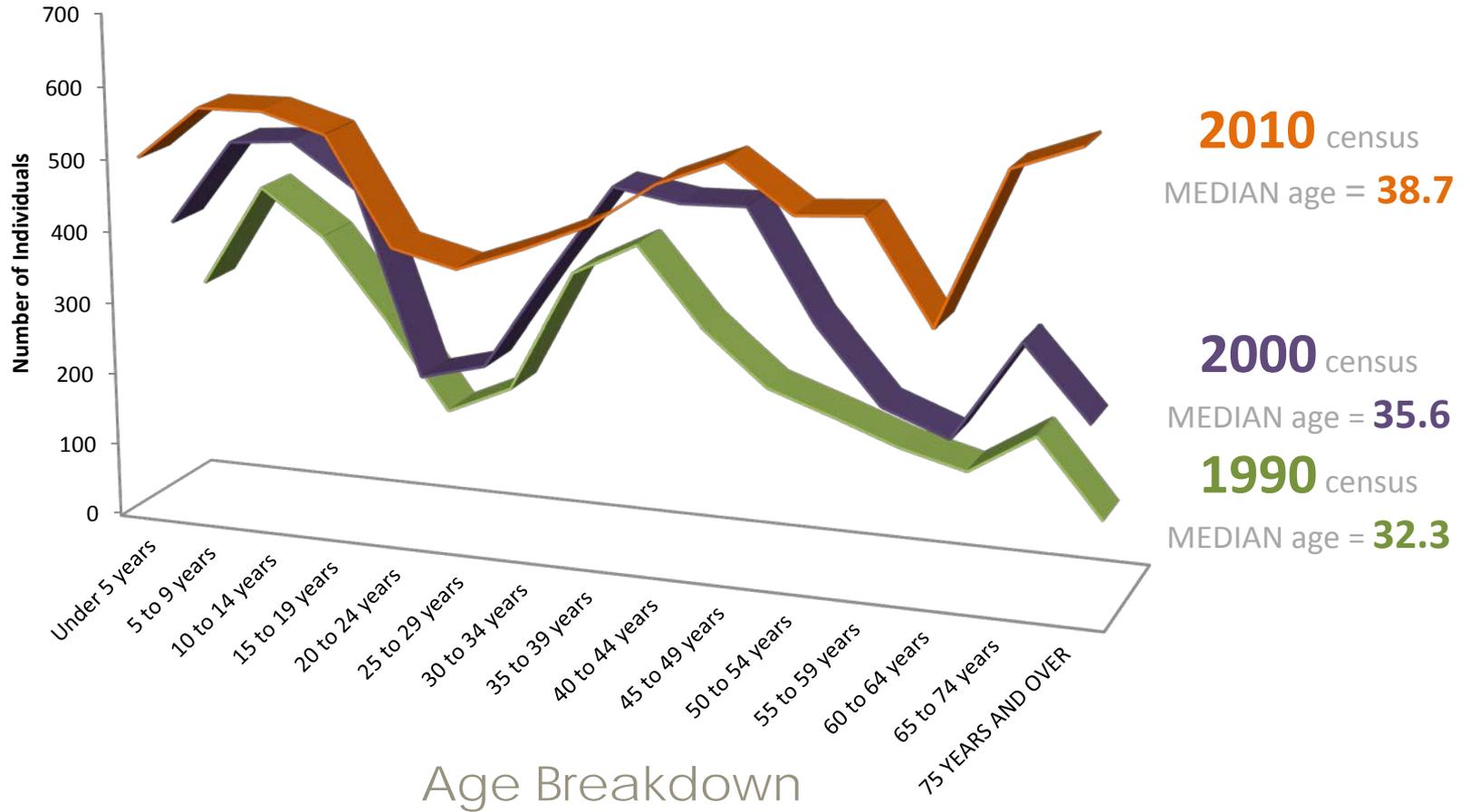
■ City of Baxter ■ City of Brainerd ■ Crow Wing Township ■ First Assessment District*



Source: US Census, Minnesota
State Demographic Center

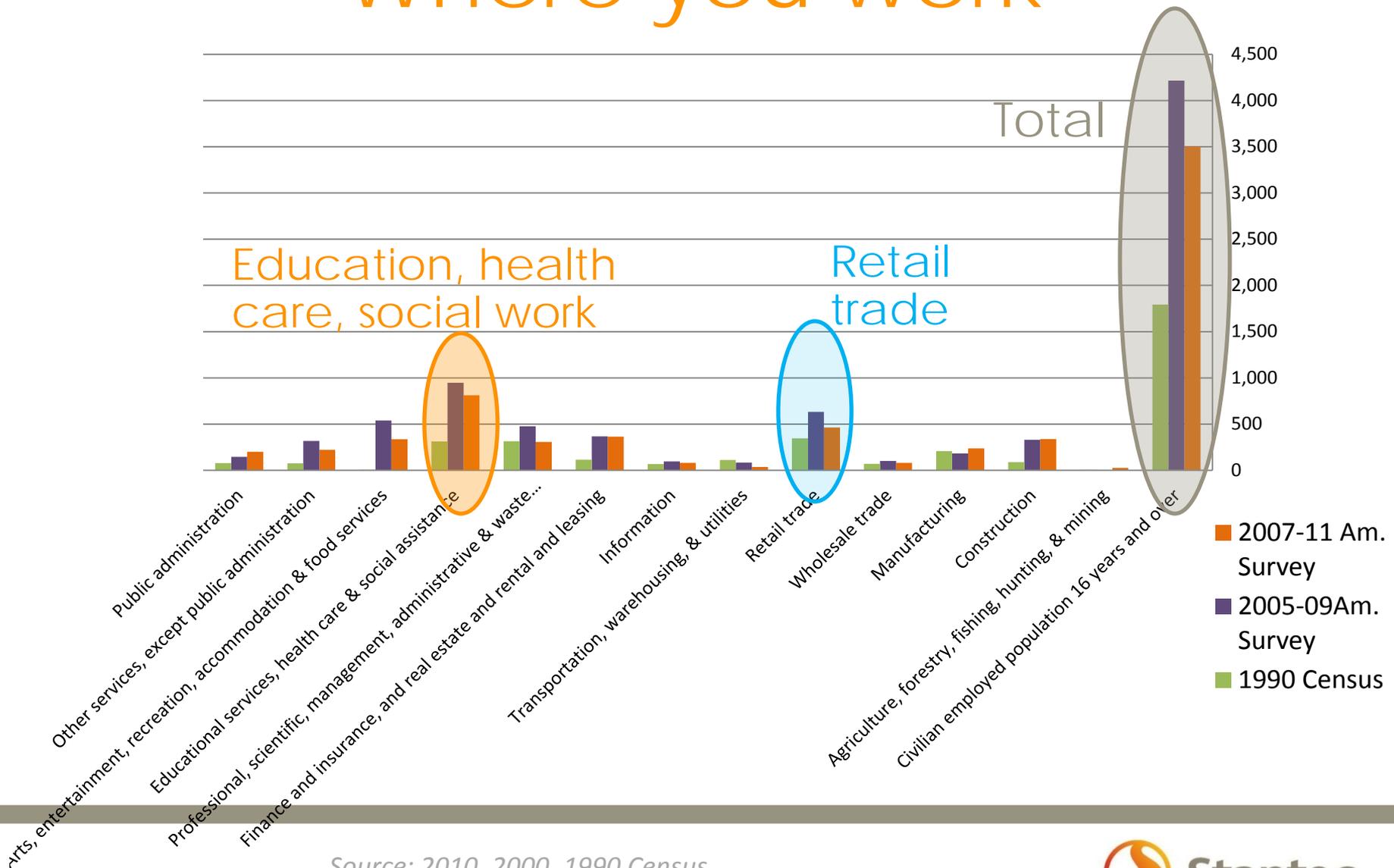


Age Breakkdown



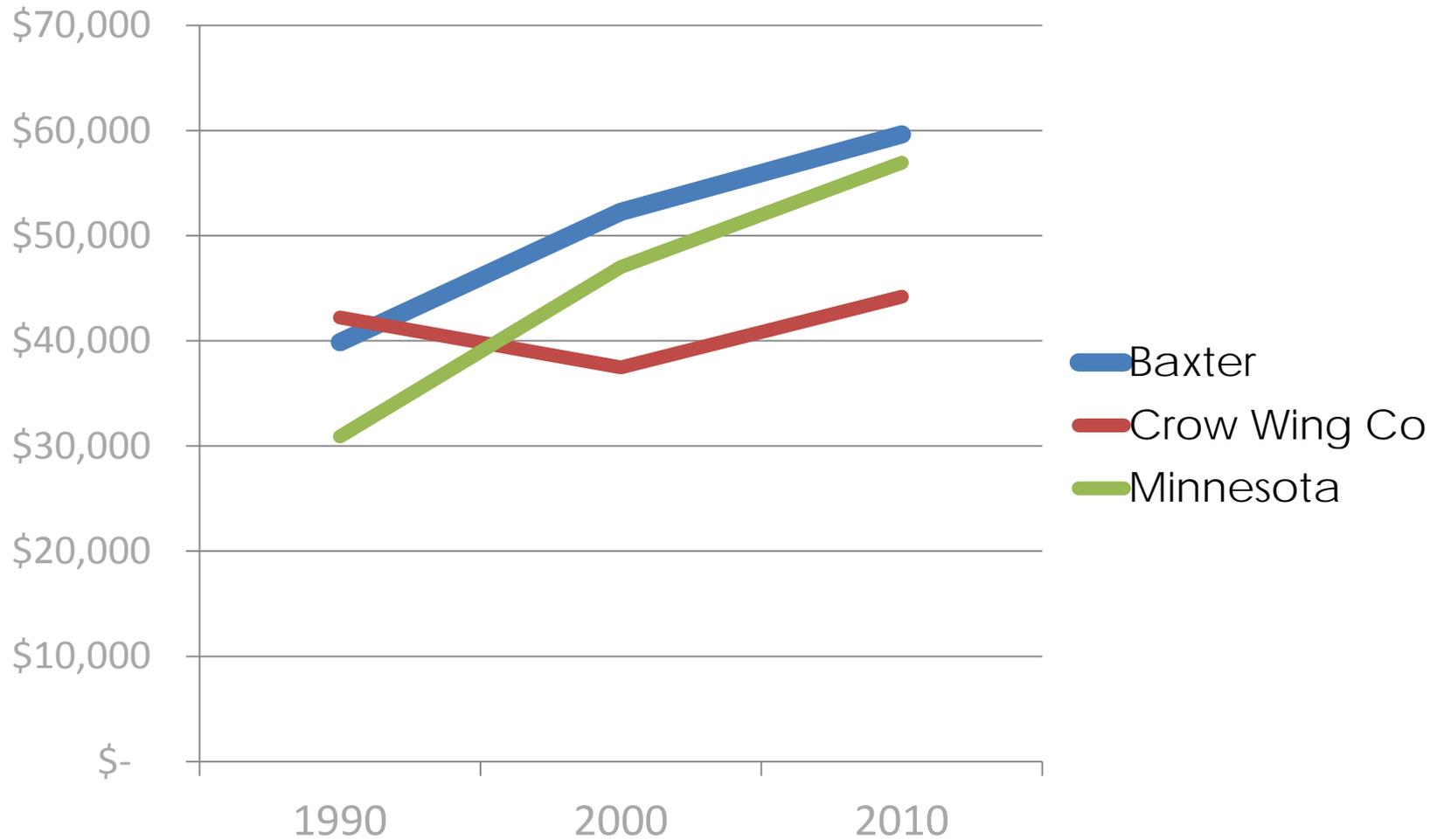
Source: 2010, 2000, 1990 Census

Where you work



Source: 2010, 2000, 1990 Census

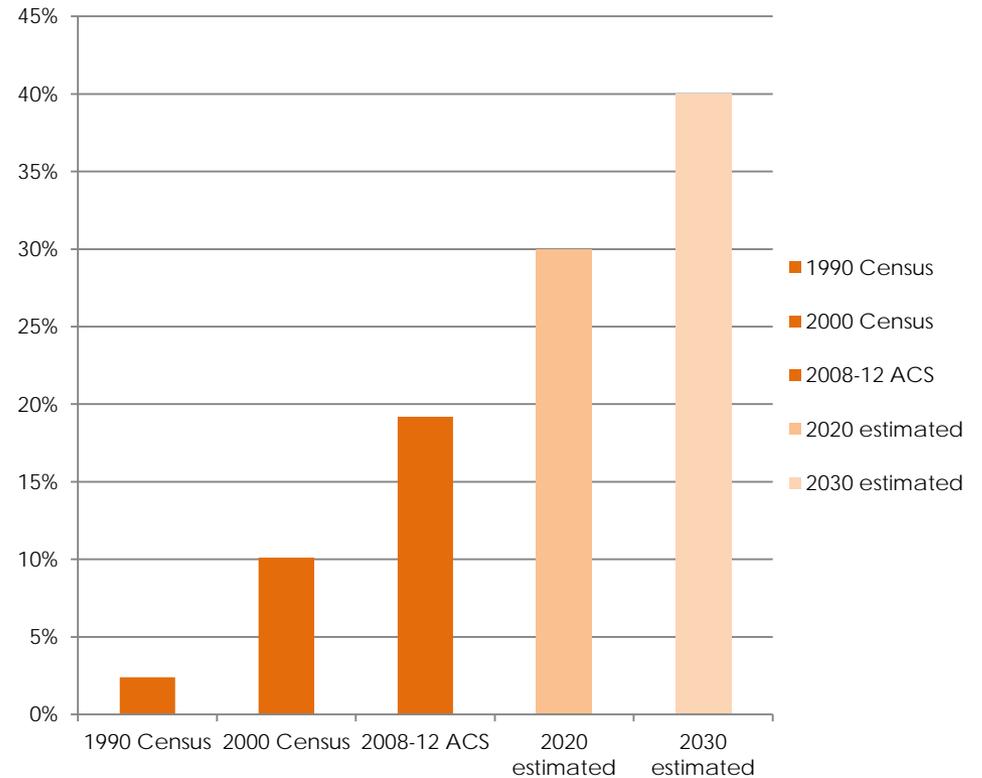
Median HH Income 1990-2010



Residential Land Needs to 2035

- 3,176 HH, 2010
- 5,399 HH, 2035 (projected)
- +2,223 HH, Growth

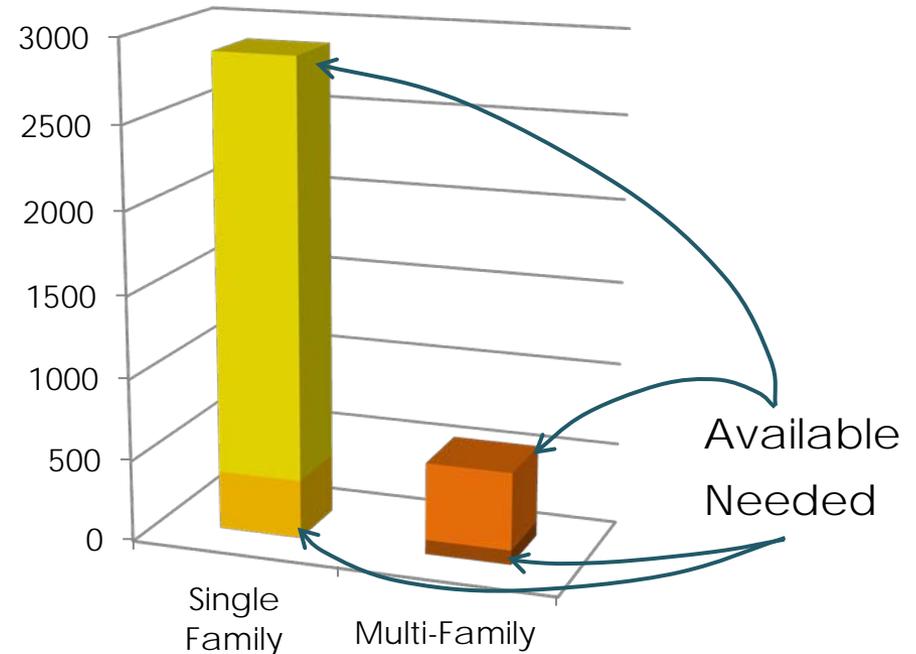
Multi-Family Share of Residential Households



Residential Land Needs to 2035

2,200 new households
x **60% SF** =
1,320 SF units
– 600 SF lots existing
720 SF units new
÷ 2 un/ac = **360 ac.**

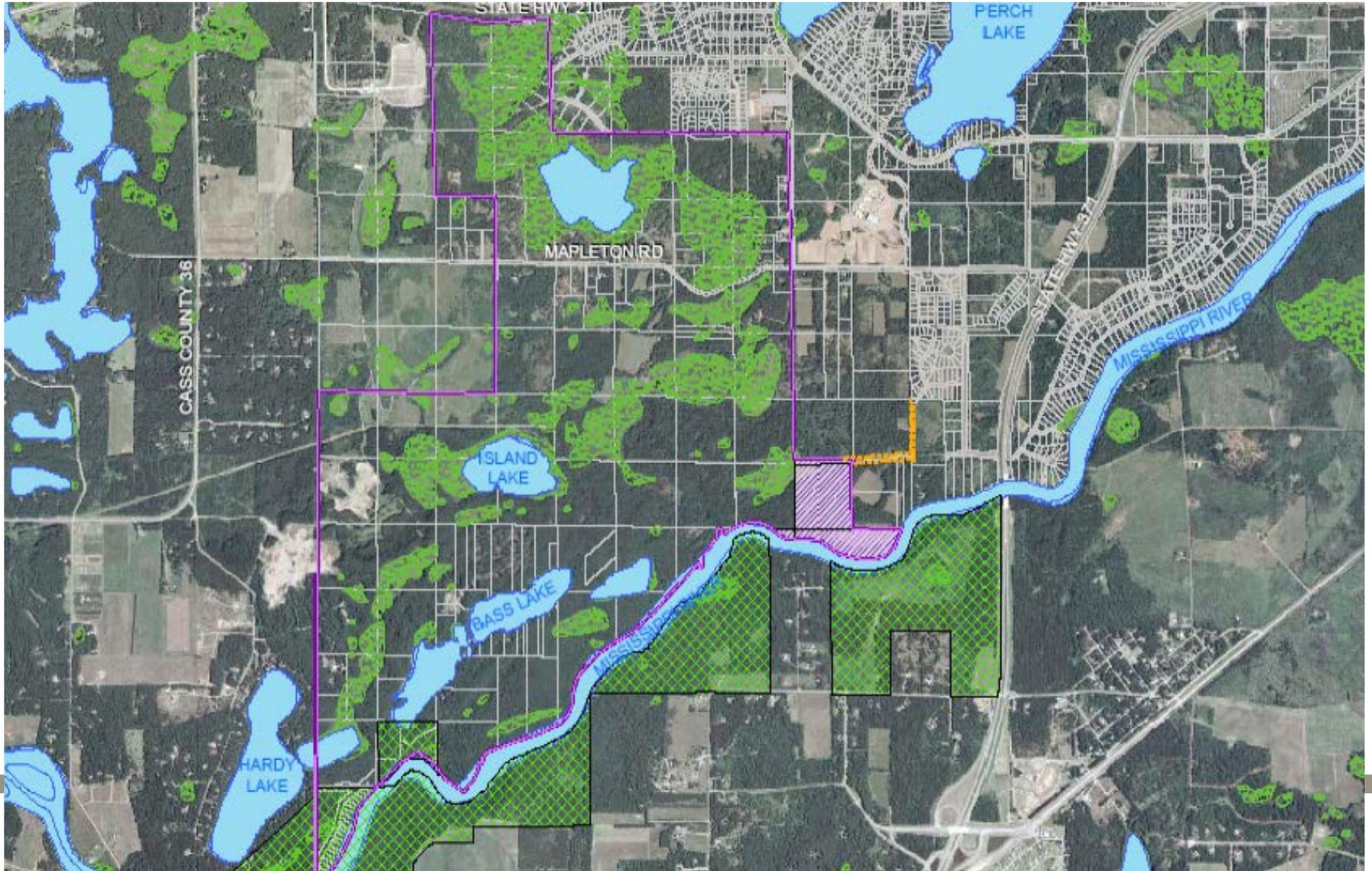
2,200 new households
x **40% MF** =
880 MF units
÷ 10 un/ac = **88 acres**



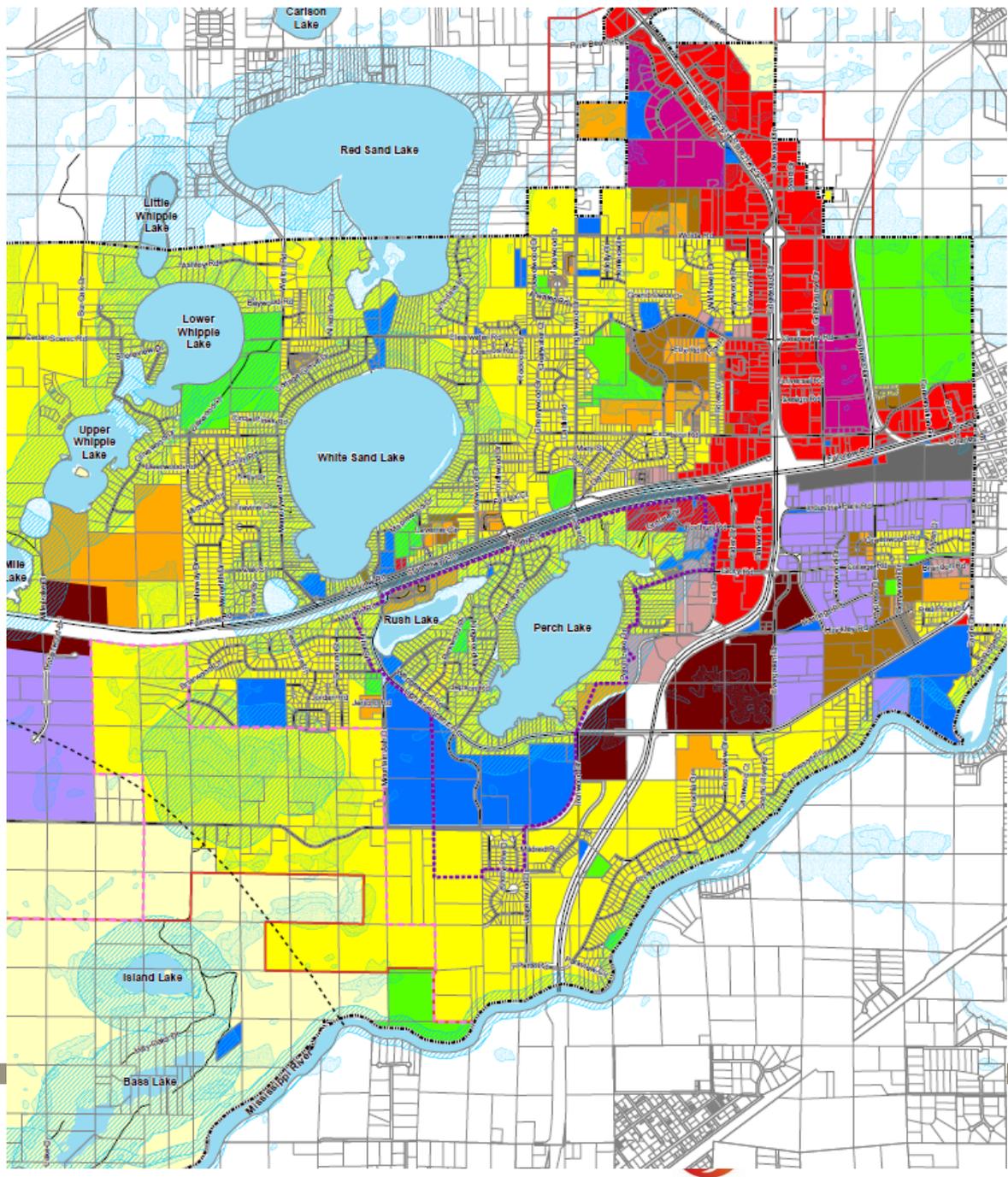
Wellhead Protection



Conservation Overlay



Future Land Use



Future Land Use

City of Baxter- Future Land Use Categories

LAND USE CATEGORY		ZONING DISTRICT COMPARISON
Commercial	Local and regional shopping needs for general commercial and highway-oriented businesses such as fast food restaurants, convenience stores, gas stations, big box retail, hotels, and other auto-oriented businesses.	C-1, Neighborhood Commercial and C-2 Regional Commercial
Office Service	Variety of professional office development with compatible service based retail users.	OS, Office Service
Mixed Use	Mix of residential and commercial uses. Typically, mixed-use development will include townhomes, low- and high-rise apartments, retail buildings, and offices. Development can consist be vertical or horizontal mixed use. Residential density shall occur at a maximum of 20 units/acre. Transitions will be considered to be compatible with the average density of abutting property at development edges.	Will need a new mixed use zoning district
Business Gateway	The Business Gateway land use is intended to provide for office, light industrial and limited retail uses that create a high quality, attractive "north woods" image at the City's southeast and west gateways on Highways 317 and 210.	Will need a new Business Gateway zoning district
General Industrial	Industrial related businesses including manufacturing, warehousing, automotive, trucking, wholesaling, and other related industrial uses. Medium and heavy industrial uses.	District has two tiers of design standards.
Rural Residential	Large-lot rural residential in areas that will not be served with municipal sewer and water.	RS-Special Residential
Low Density Residential	Single-family detached and two-family unit residential development at a maximum density of 3 units/acre.	R-1, Low Density residential district
Medium Density Residential	Twin and townhome development, multiplex development, and row-homes at densities of 7 units/acre.	R-2, Medium Density residential district
High Density Residential	Multiple family dwelling structures including townhomes, apartment buildings and condominiums. Development may occur at a maximum density of 20 units/acre (net). Architecture and landscaping is important in high density residential areas to ensure that development is appropriate and consistent with the community's character.	R-3, High Density residential district
Public/Semi-Public/Institutional	Primarily intended to provide religious, governmental, education and other institutional facilities.	PU, Public Use
Parks	Public park, open space and recreational uses.	CP, Community Park and PU, Public Use
Open Water	Permanently flooded open water, rivers and streams and wetlands.	
Railroad	Railroad tracks and adjacent railroad owned property.	

Future Land Use

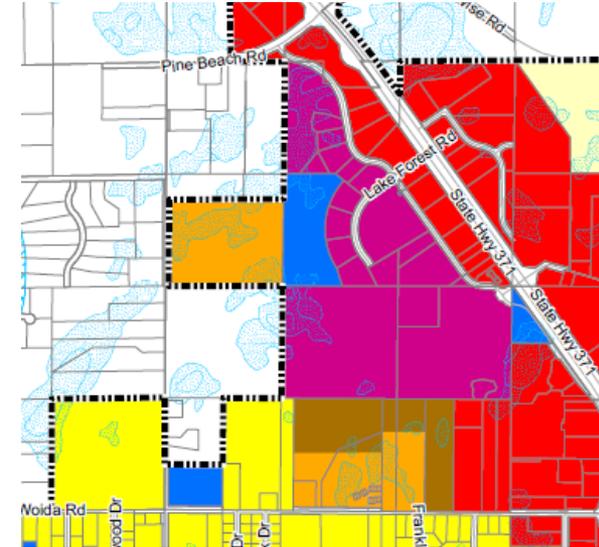
New

- Mixed Use
- Business Gateway

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Focus Area - Northeast

- 2007 North Baxter AUAR
- Commercial on Hwy 371
- Mixed Use behind
- Residential transition



Focus Area - Former Pine Meadows Golf Course

- Adjacent to intense uses
- Access to a major trail and open space
- Ideal for intense Mixed Use designation
- Combination of commercial/residential
- Sensitive to transitions/buffers at edges
- Make an attractive, accessible, walkable blend of uses
- Residents/patrons could take maximum advantage of the location, amenities
- Connections to other parts of Baxter and beyond.



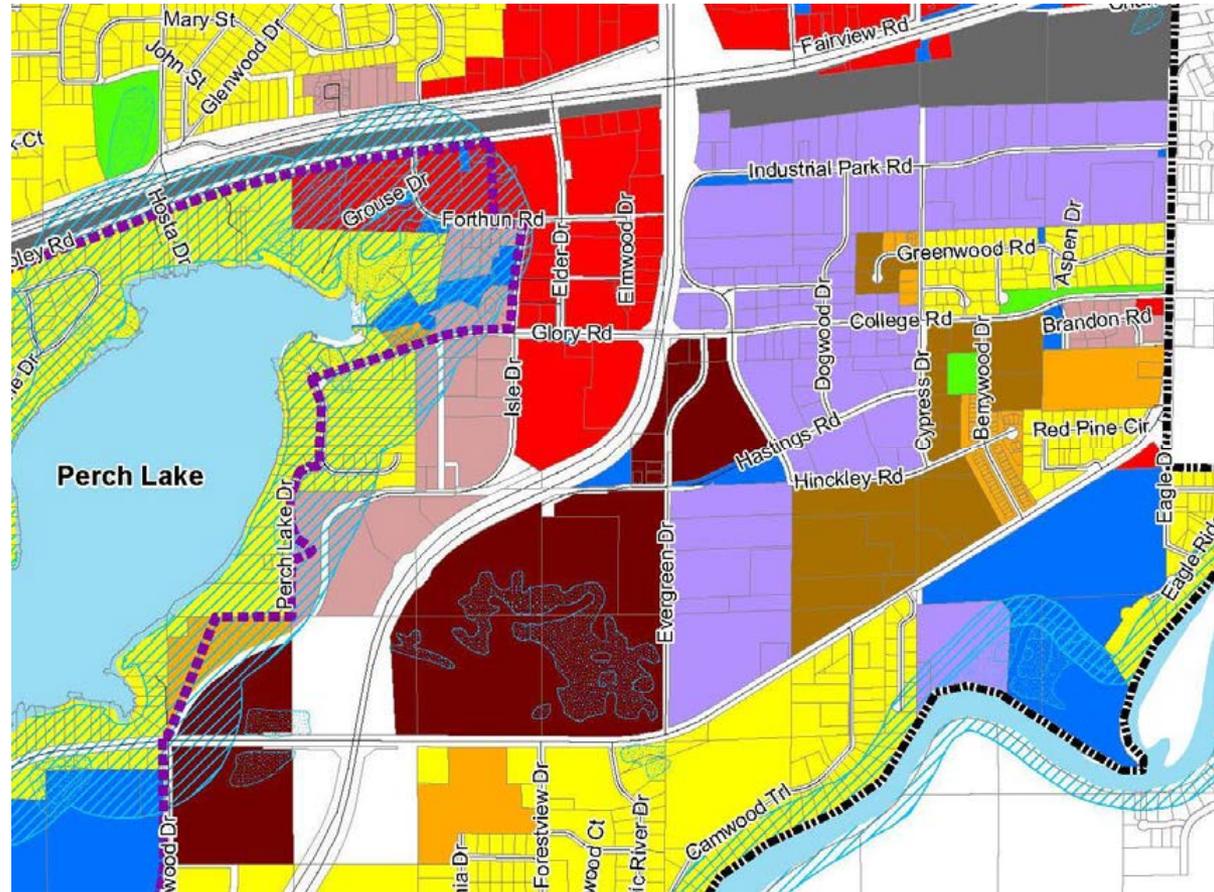
Focus Area – NW Quadrant Hwys 210 & 371

- Existing bank, industrial, church, hotel, office, several vacant parcels
- N side: Hwy 371 access at Excelsior
- S side: frontage road, Fairview Road, partial access to Hwy 210.
- Commercial guiding is appropriate



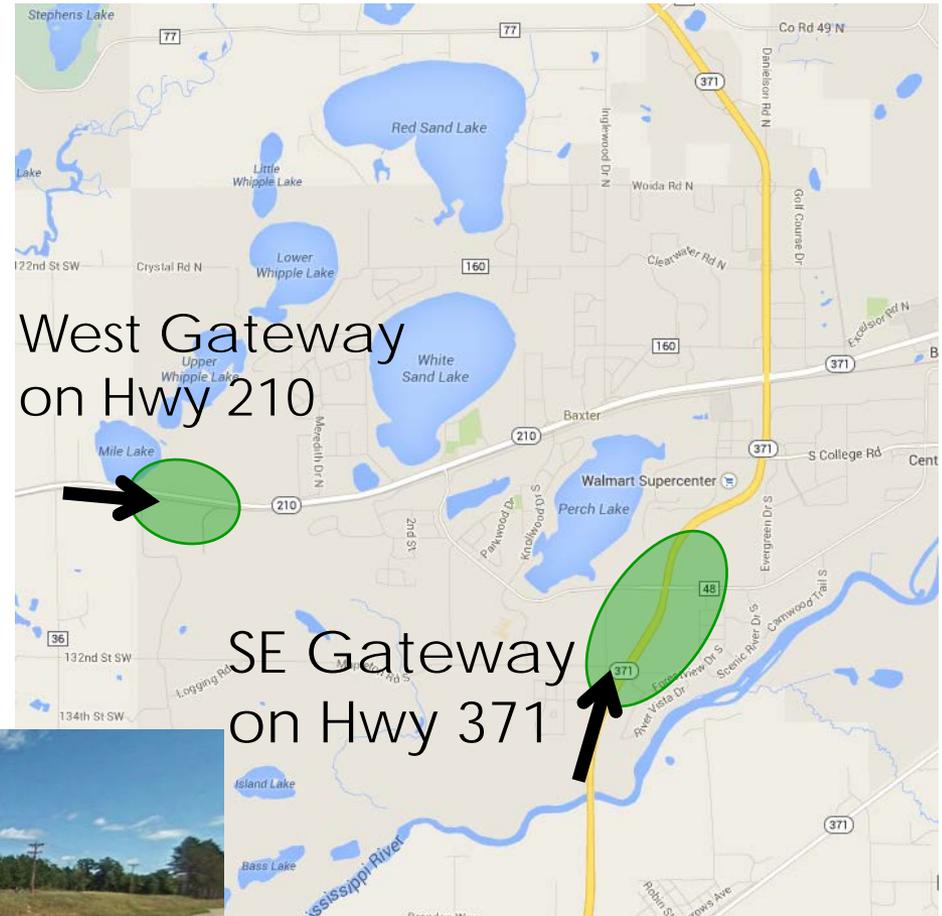
Focus Area – SE Baxter Hwy 371 Corridor

- Keep most of Industrial area
- Residential uses E side
- New Business Gateway use

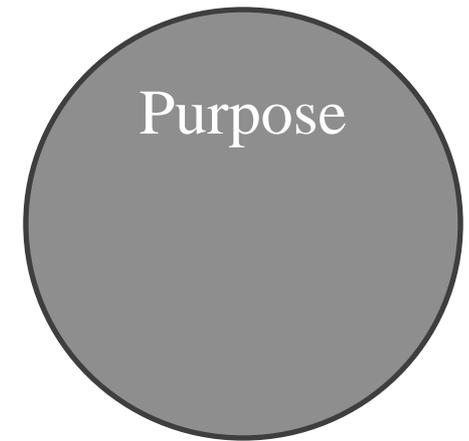


Business Gateway BG Land Use & Zoning

- Gateway Areas:
 - SE on Hwy 371
 - West on Hwy 210



Business Gateway BG Land Use & Zoning

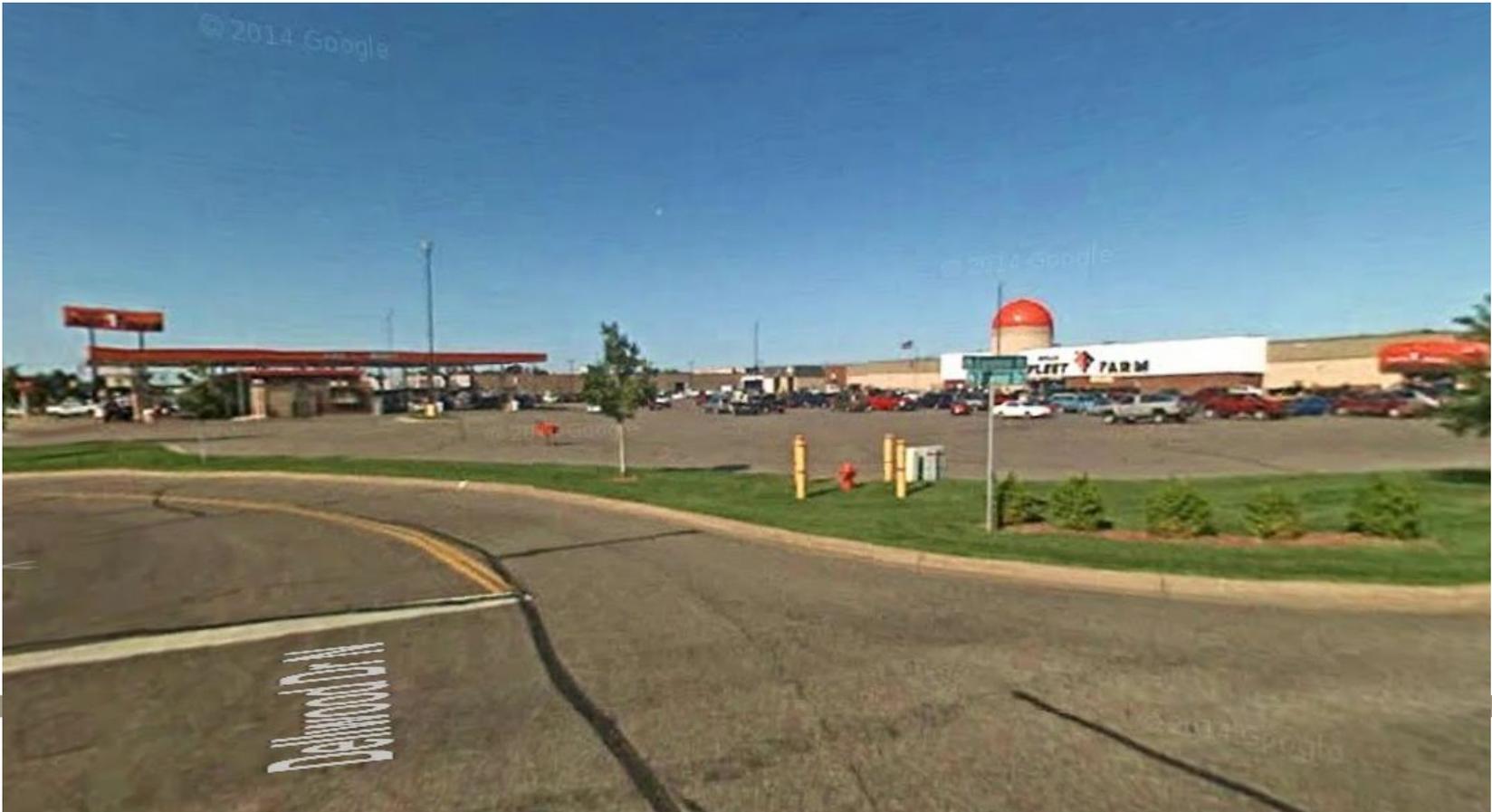


- Purpose – Why?
 - Image: create attractive, high quality image at the Southeast and West gateways into Baxter
 - Employment: create locations for high quality jobs vs. only retail or service jobs
 - Avoid: contrast to large, parking-intensive development like much of North Hwy 371 corridor
 - Woods: preserve wooded character along the corridors

Business Gateway BG Land Use & Zoning

- Purpose – North 371

Purpose



Business Gateway BG Land Use & Zoning

- Purpose – North 371

Purpose



Business Gateway BG Land Use & Zoning

Purpose

- Purpose – North 371



Business Gateway BG Land Use & Zoning

Purpose

- Purpose – North 371



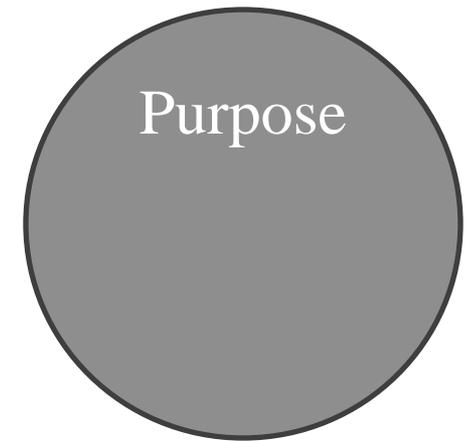
Business Gateway BG Land Use & Zoning

- Purpose – Gateways

Purpose



Business Gateway BG Land Use & Zoning



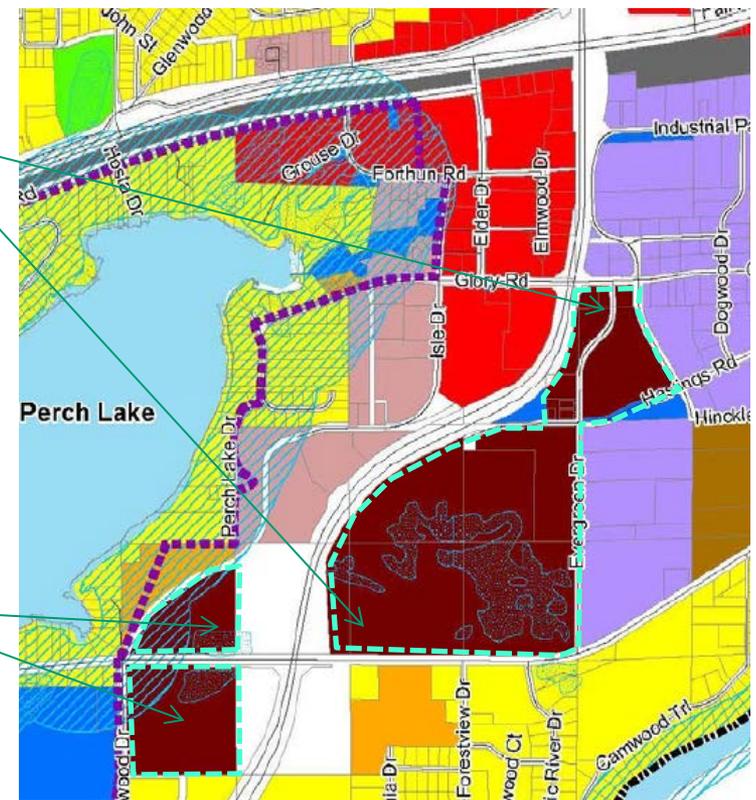
- Description:

“The Business Gateway land use is intended to provide for office, light industrial and limited retail uses that create a high quality, attractive North Woods image at the City’s southeast and west gateways on Highways 317 and 210.”

Business Gateway BG Land Use & Zoning

Location

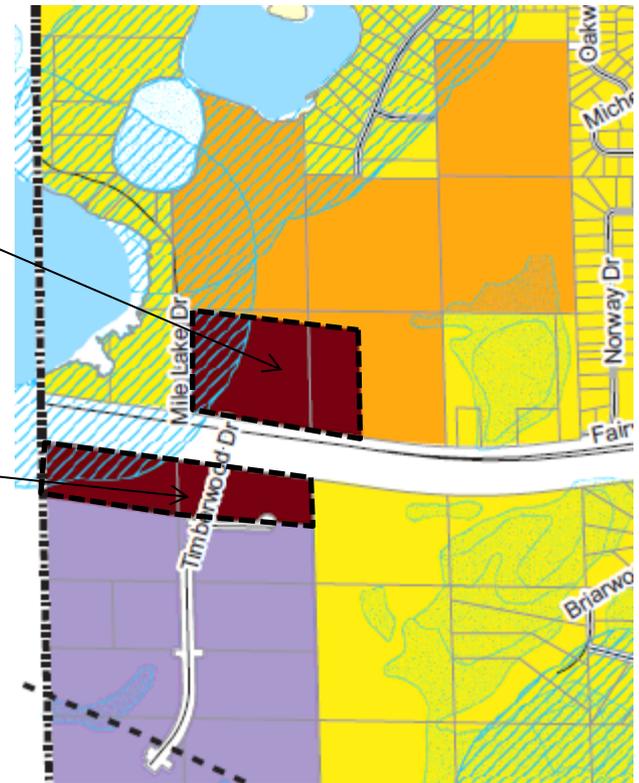
- Location – Where?
 - Southeast:
 - East side – between CSAH 48 and Glory Road, to Evergreen Drive and Douglas Fir Drive
 - West side – NW & SW quadrants of CSAH 48 & Highway 371



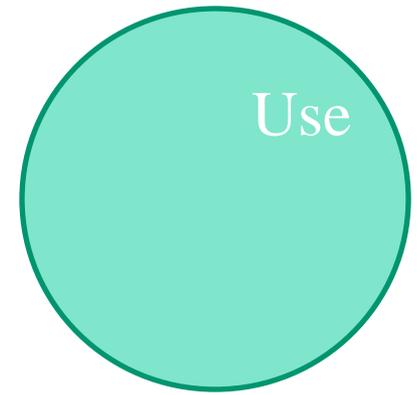
Business Gateway BG Land Use & Zoning

Location

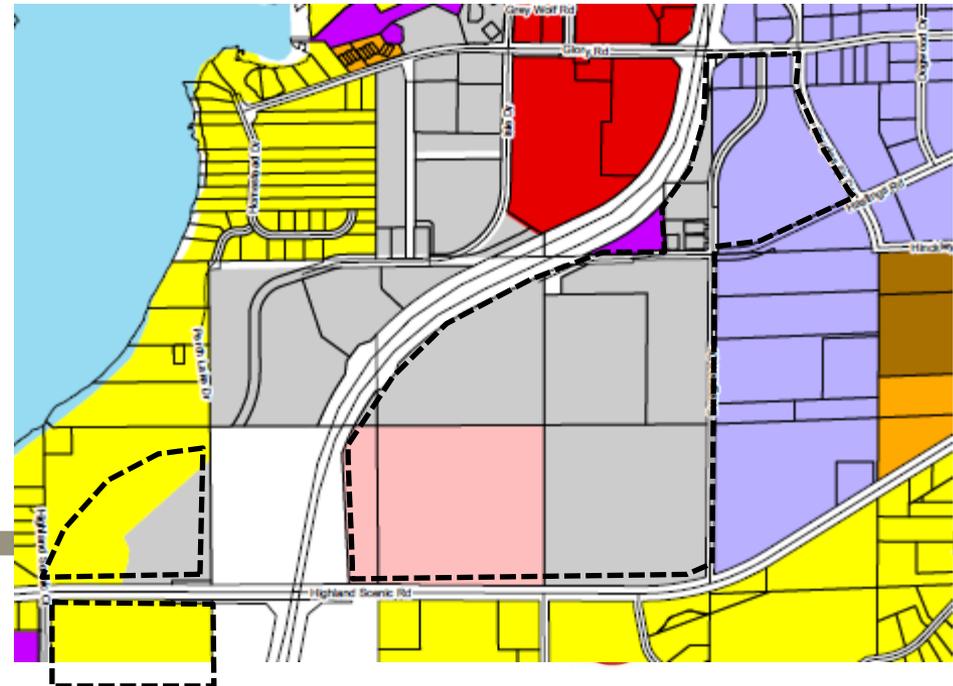
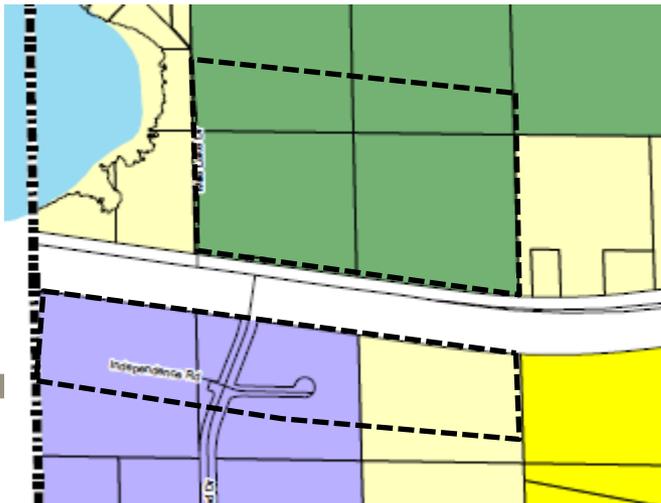
- Location – Where?
 - West:
 - North side – approx. 1/2 mile deep on the east side of Mile Lake Drive
 - South side – approx. 1/8 mile deep for a 1/2-mile stretch either side of Timberwood Drive



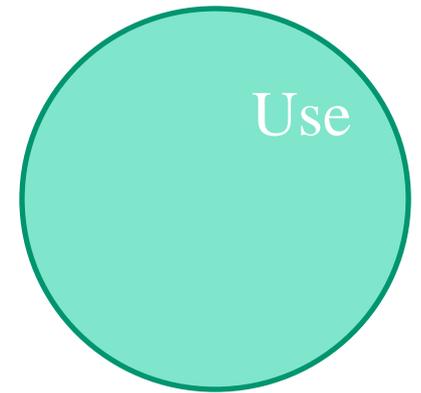
Business Gateway BG Land Use & Zoning



- Use – What?
 - SE: current zoning = C-1, OS, Industrial, R-1
 - W: current zoning = Industrial, RS, Comm Forestry

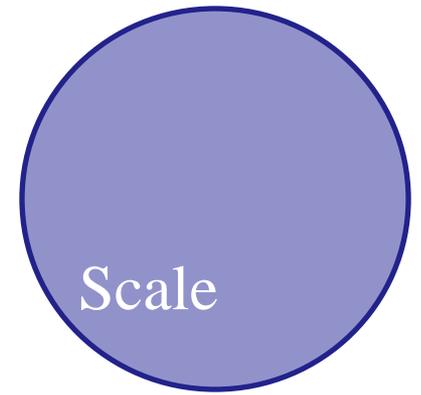


Business Gateway BG Land Use & Zoning



- Uses – What?
 - C-1 uses, except:
 - Residential care/nursing homes
 - Add from OS:
 - Lab/research
 - Manufacturing/assembly
 - Radio/TV studios
 - Conditional Uses, all C-1, except:
 - Car washes
 - Motor fuel stations
 - Residential care/nursing homes
 - Veterinary

Business Gateway BG Land Use & Zoning

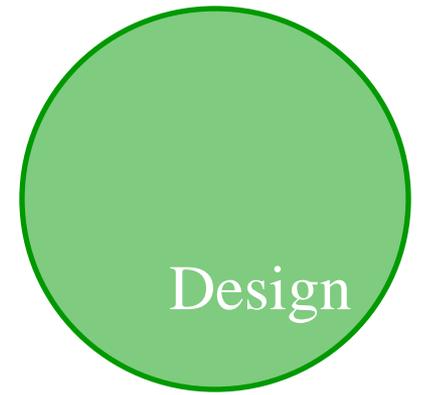


- Scale – How Big?

- C-1: <30,000 sq ft
- OS: <125,000 sq ft
- Draft BG: keep 30k/125k limits
- Big Box: 100,000-200,000 sq ft



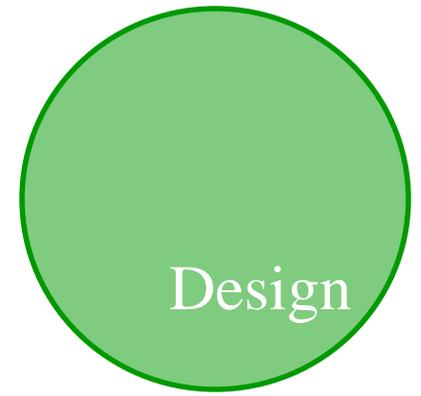
Business Gateway BG Land Use & Zoning



- Bemidji – Hwy 197



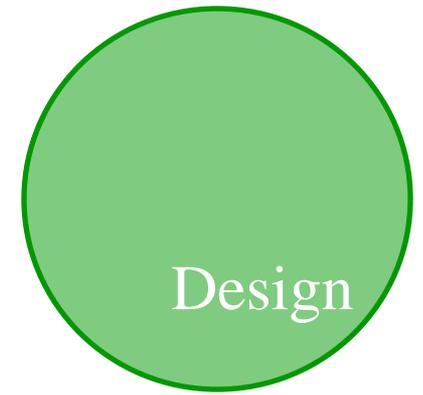
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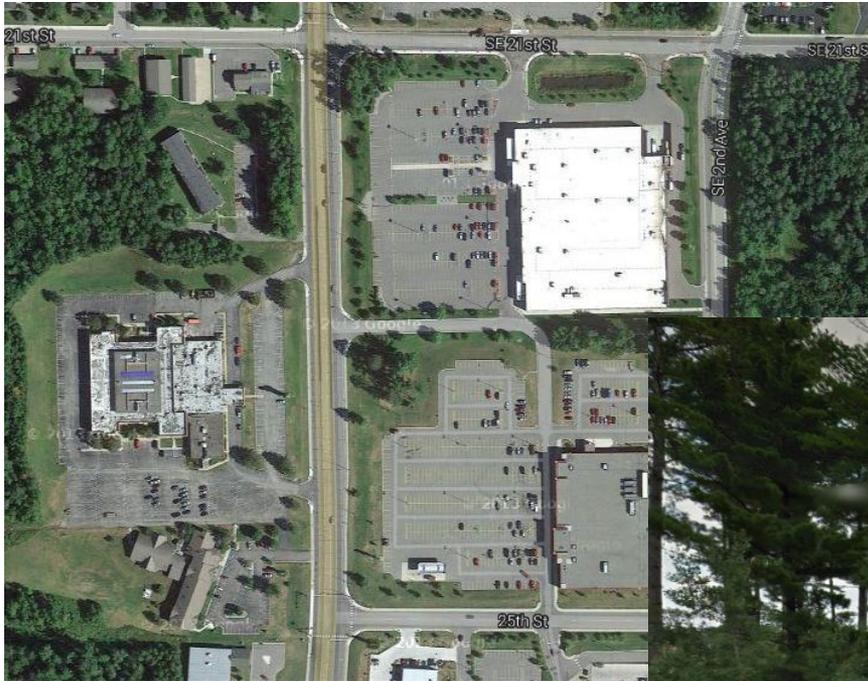
- Grand Rapids – Hwy 169



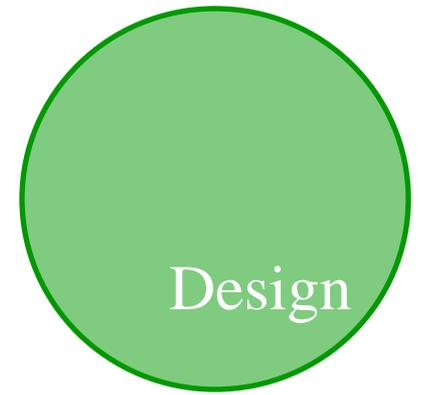
Business Gateway BG Land Use & Zoning



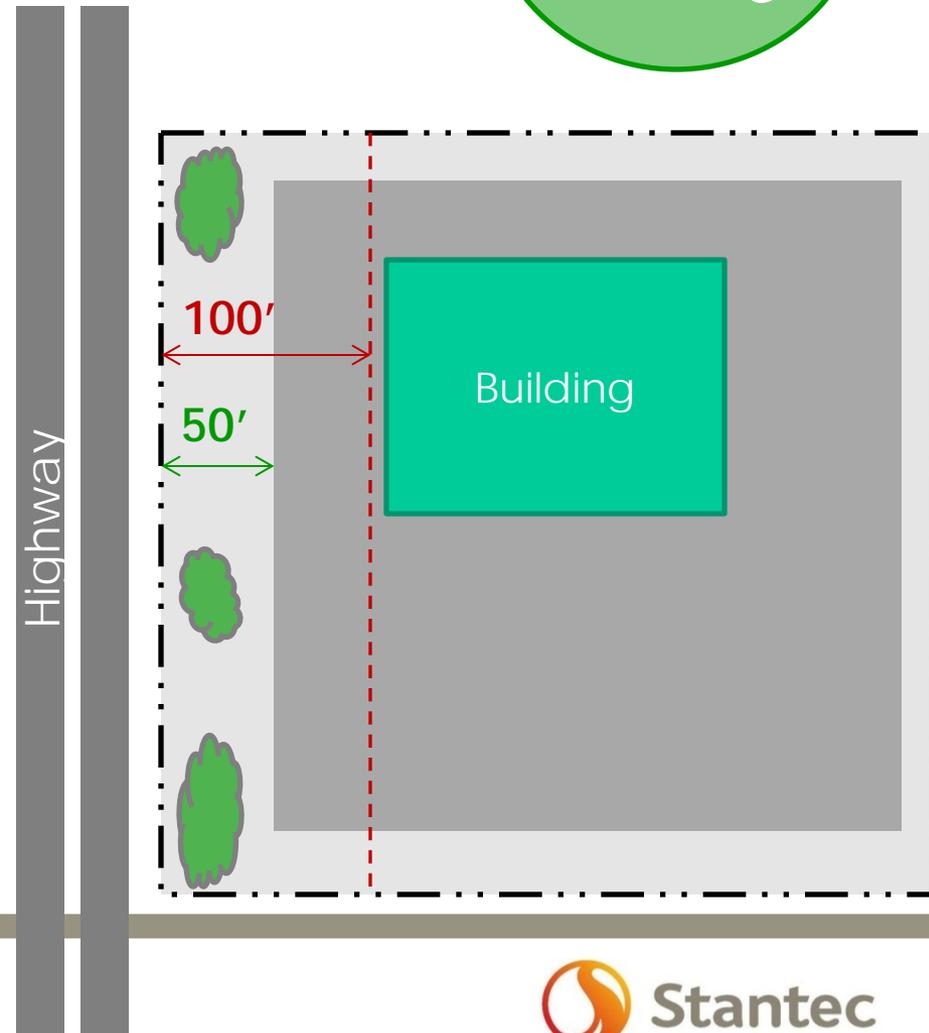
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Business Gateway BG Land Use & Zoning

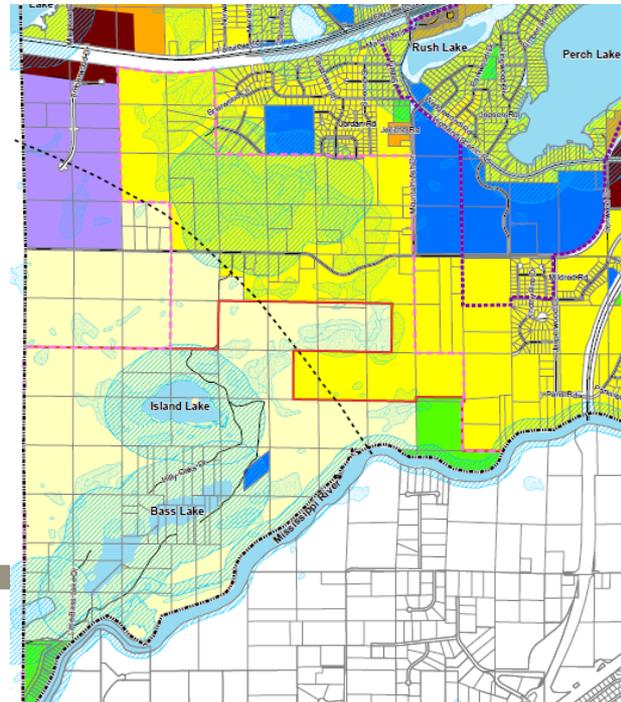
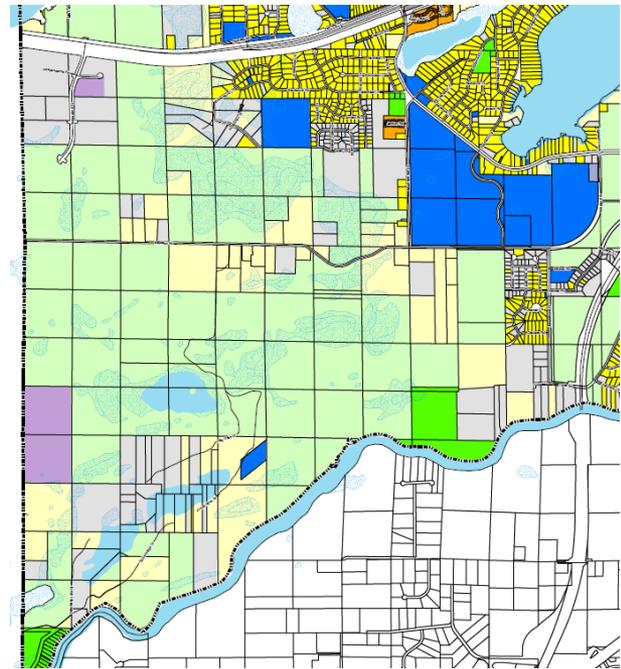


- Design – How?
 - 100' setback to Hwy
 - No parking in first 50'
 - 25% of frontage in clusters of trees
 - Tie BG to current City architectural, site plan and landscape standards



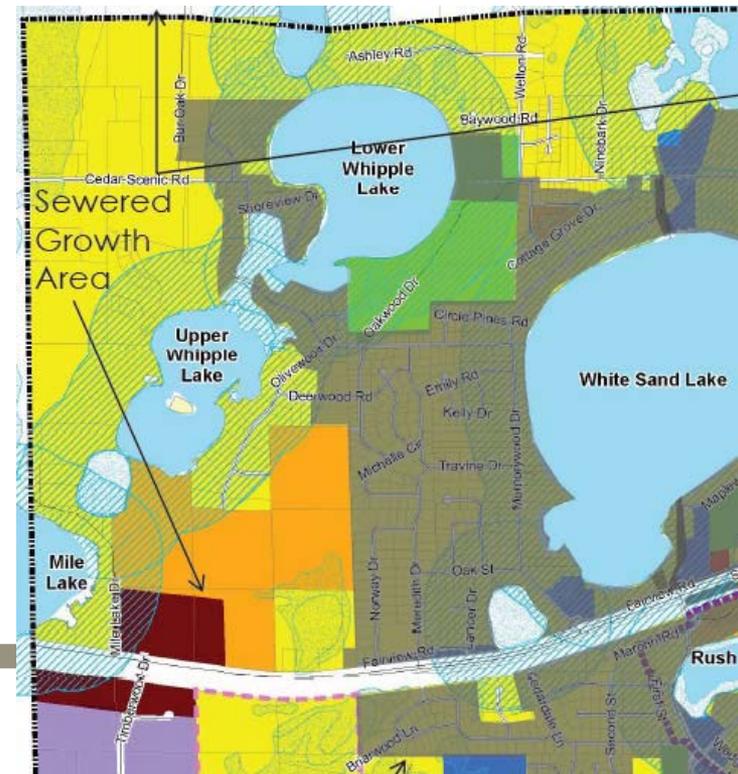
Focus Area – SW Baxter

- Existing land use is largely rural
- Future land use: keep much of it rural
- Single Family expansion within Sewer Service Area boundary
- Business Gateway on Hwy 210
- Expanded Industrial S of Hwy 210
- Camp Ripley ACUB line
- Conservation Overlay



Focus Area – NW Baxter

- Existing land use is largely rural
- Potlatch West AUAR area: Medium Density Residential
- Future land use: allow expansion of Single Family expansion within Sewer Service Area boundary
- Business Gateway on Hwy 210



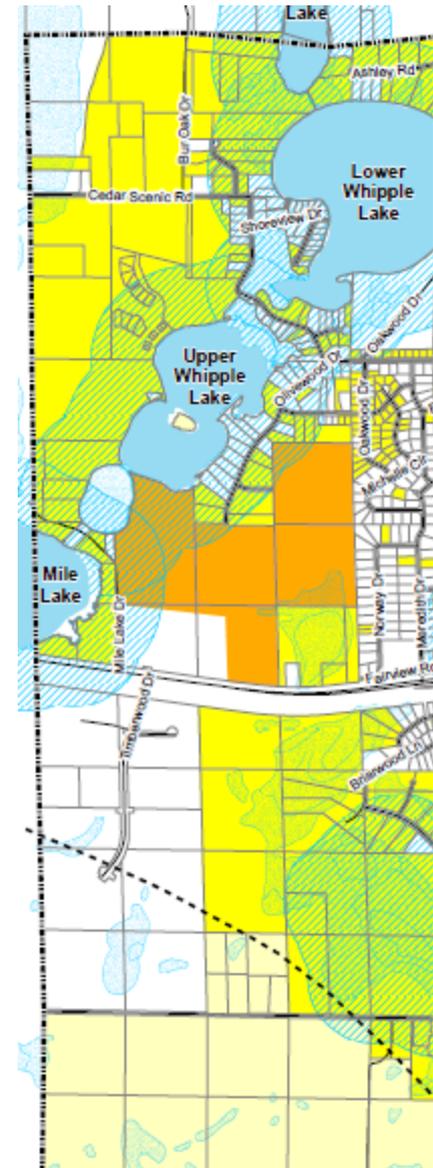
Development Approach

- Gradual urbanization of vacant property over time
- 1st priority: promote infill, to provide services cost effectively in vacant property within the existing urban area of the city
- 2nd priority: allow development in Growth Areas if next to an existing urban area, and if orderly and efficient staging



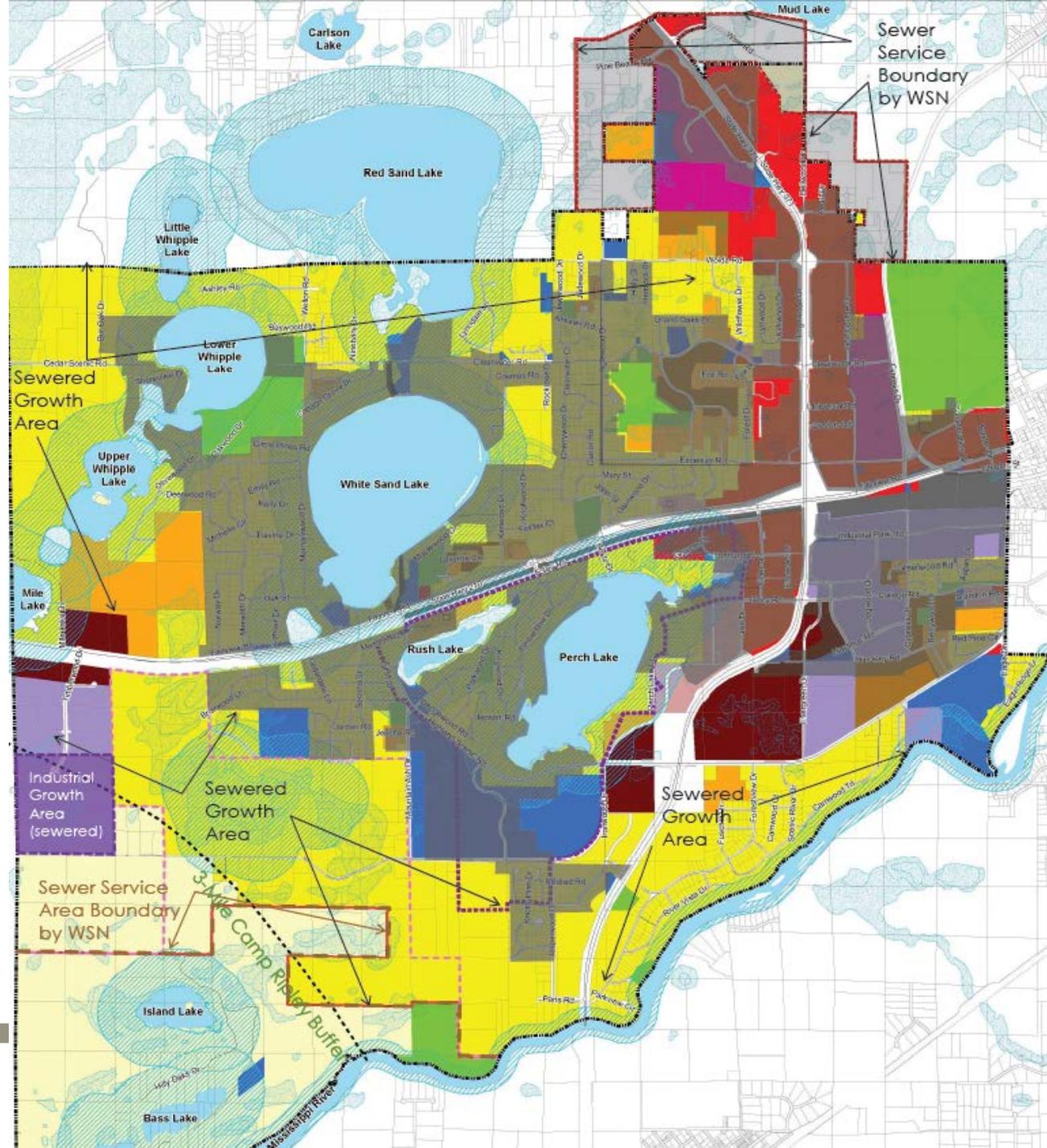
Development Approach

- Development beyond the urban edge may be considered premature if non-sequential, inefficient
- Rezoning RS to R-1 must be on lots of a minimum size determined by the City Council
- New home/development on well/septic in Growth Areas must meet minimum lot size requirements
- Requires ghost plat showing how the property could be subdivided in the future to urban density



Growth Areas

- Shows areas within and beyond City that can be served by City sewer and water



Implementation – Growth/Dev't

DESCRIPTION		TIMING:	Short	Mid	Long	Ongoing
1. Highway 371 Corridor Plan	Create a Highway 371 corridor plan that provides guidance and plans/design guidelines for land use, infill and redevelopment opportunities, transportation, safe bicycle/pedestrian elements, landscaping and public spaces.					
2. Conservation Design Standards	A) Develop standards for conservation design principles that protect Baxter's sensitive or unique land and water features.					
	B) Develop conservation overlay district standards including but not limited to: 1) Lighter footprint on the land; 2) Cluster development; 3) Smaller roadway requirements; and 4) Other types of conservation design principles.					

Implementation – Growth/Dev't

3. Zoning Districts	<p>Create new residential zoning districts to replace the F, Commercial Forestry and RS, Special Residential/Cluster districts. Zoning districts expected may include:</p>				
	<p>1) A Rural District - Land expected to stay rural</p>				
	<p>2) An Existing Large Lot, Future Urban Residential District - Land that is rural today but is planned for future urban development. This district should include well and septic that prevent future urban development with city services.larger minimum lot size requirements to prevent large lot subdivisions on well and septic that prevent future urban development with city services.</p>				
	<p>3) An Existing Small Lot, Future Urban Residential District - Land that is subdivided on smaller lots with well and septic but is planned for future urban development.</p>				
4. Zoning Map Amendments	<p>Review the city's zoning map compared to the Future Land Use Plan and consider zoning map amendments as appropriate for the zoning map to be consistent with the Future Land Use Plan</p>				

Implementation – Growth/Dev't

5. City Code Review	Review City Code and revise any inconsistencies from the Comprehensive Plan.				
	Review and revise Planned Unit Development zoning code language to create a separate PUD zoning district	■			
	Review zoning code changes for their impact on the potential for locating adult uses	■			
6. Natural Resources Inventory	Develop a natural resources inventory of Baxter with a quality ranking system so that priority sites can be recognized. Encourage the preservation of priority sites.			■	
7. Wetland Study	Develop a wetlands inventory with a quality ranking system so that priority wetlands can be recognized. Consider a wetland buffer ordinance based on the quality of wetland.			■	

Chapter 3 - Transportation

- Coordinate land use and transportation
- Safe, functional, multi-modal
- Traffic numbers
- Parallel corridors
- Roadway Classification
- Access Management
- Transit
- Trail connections

City of Baxter Comprehensive Plan Update Chapter 1 – Introduction



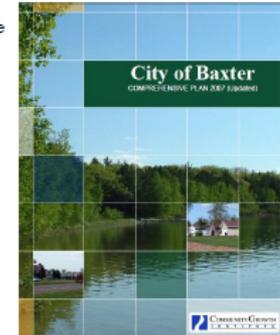
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Role of the Comprehensive Plan

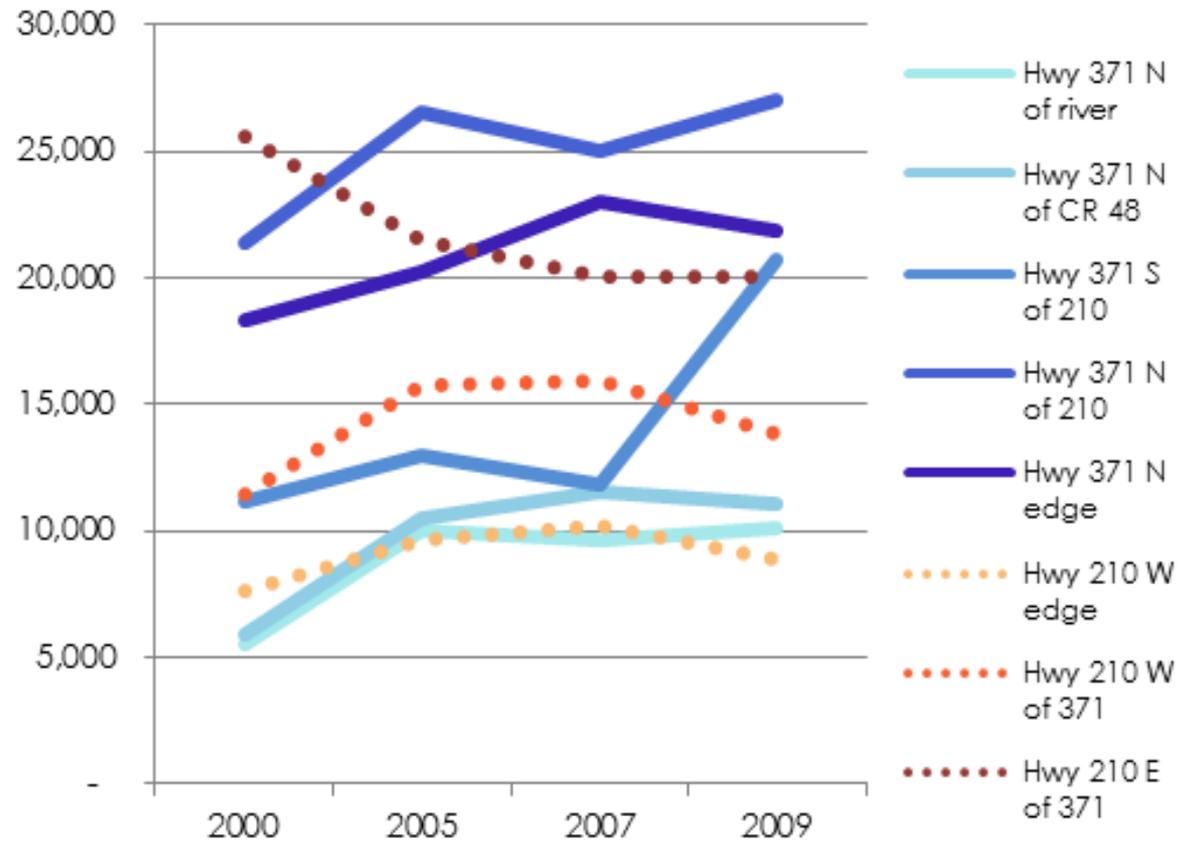
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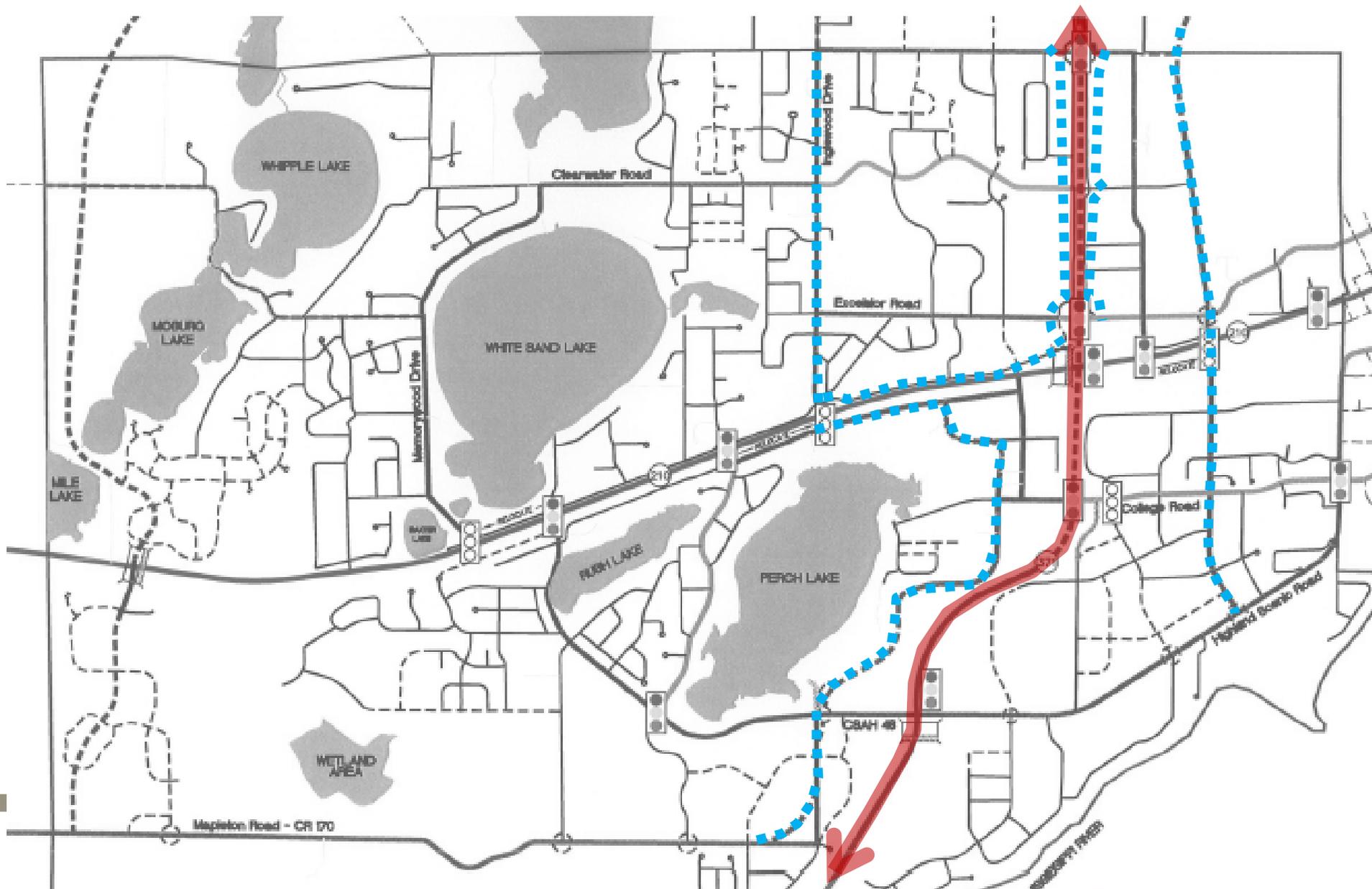
Traffic – Highways 317 & 210

- Hwy 371 traffic increasing, especially N of 210
- Hwy 210 traffic staying relatively constant

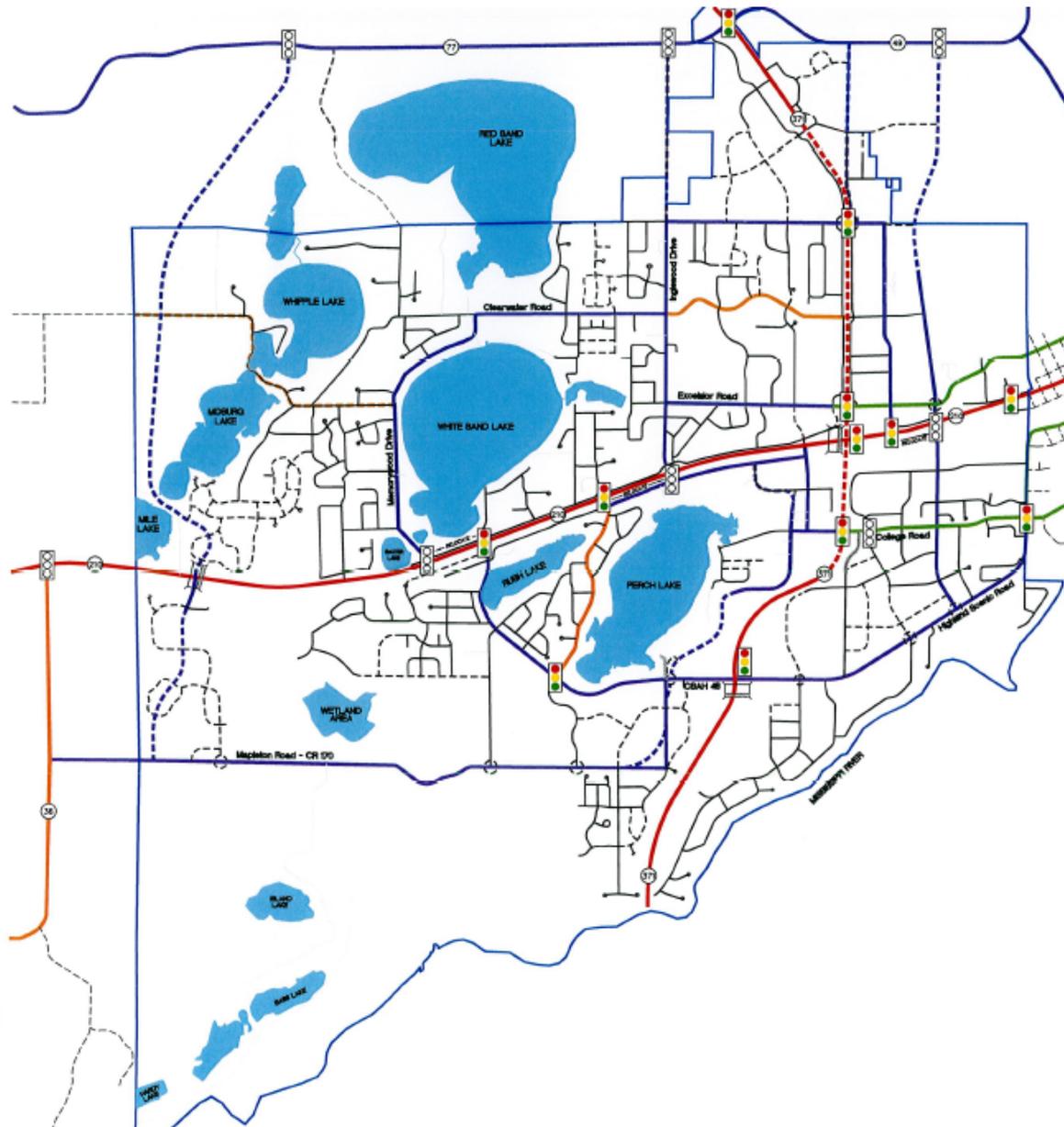
AADT – Highways 371 & 210, Baxter



Parallel Corridors to Highway 371



Transportation & Functional Class



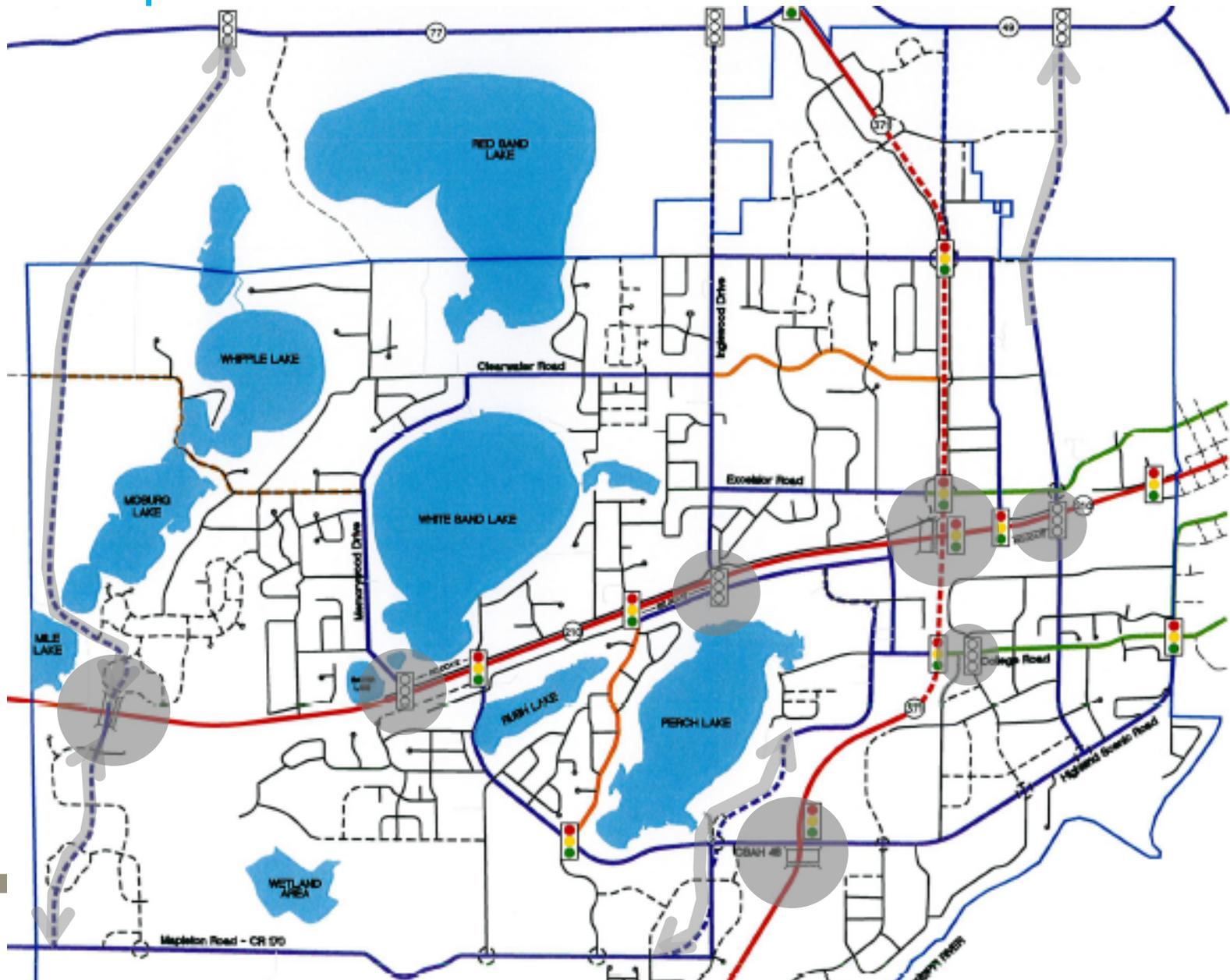
CITY OF BAXTER LONG RANGE TRANSPORTATION AND FUNCTIONAL CLASSIFICATION STREET MAP



— MUNICIPAL BOUNDARY

- | FUTURE | EXISTING | |
|---------------------|------------------------|---|
| --- (Red dashed) | — (Red solid) | PRINCIPAL ARTERIAL |
| --- (Green dashed) | — (Green solid) | MINOR ARTERIAL |
| --- (Blue dashed) | — (Blue solid) | MAJOR COLLECTOR |
| --- (Orange dashed) | — (Orange solid) | MINOR COLLECTOR |
| --- (Black dashed) | — (Black solid) | LOCAL |
| ⊞ | ⊞ (with traffic light) | SIGNALIZED INTERSECTION |
| ⊞ | | SEPARATED GRADE CROSSING WITH NON-MOTORIZED TRAIL |

Transportation & Functional Class



Access Management

Type of Access	Principal Arterial	Minor Arterial	Urban Collector	Rural Minor Collector	Local Street
<i>Residential Driveways</i>	No direct access	No direct access	1/8 Mile	1/8 Mile	Min. 30 Feet
<i>Commercial Driveways</i>	No direct access	Based on Speed, Traffic Volume, Site Distance, etc. (1/4 - 1/8 Mile)	Based on Speed, Traffic Volume, Site Distance, etc. (1/8-1/16 Mile)	Based on Speed, Traffic Volume, Site Distance, etc. (1/8-1/16 Mile)	Based on Speed, Traffic Volume, Site Distance, etc. (Min. 100Feet)
<i>Low volume (Local) Streets</i>	1/4 Mile	1/8 Mile	1/8 Mile	1/8 Mile	1/16 Mile
<i>Rural Minor Collector Streets</i>	1/2 Mile	1/2 Mile	1/4 Mile	1/4 Mile	1/8 Mile
<i>Urban Collector Streets</i>	1/2 Mile	1/4 Mile	1/4 Mile	1/4 Mile	1/8 Mile

Implementation - Transportation

DESCRIPTION		TIMING:			
		Short	Mid	Long	Ongoing
1. Capital Improvements Program	Implement a Capital Improvements Program (CIP) to manage existing and future transportation needs. Five-year CIP updated annually.				
2. Neighboring Jurisdictions	Work with neighboring communities, townships, counties, the state and federal government as appropriate to develop an efficient regional transportation system to minimize congestion.				
3. Access Management	Review the zoning ordinance and subdivision regulations to update access management standards to be consistent with the Comprehensive Plan and the characteristics of Baxter.				

Implementation - Transportation

4. Truck Routes	Define a truck route system to serve industrial uses and to minimize impact on other parts of the roadway system.				
5. Highway 371 Parallel Corridor Plan	Continue to develop a Highway 371 - Parallel Corridor Plan to improve traffic efficiency in Baxter.				
6. Roadway Evaluation Database	Continue to improve the city's roadway database, including level of service, functional classification, traffic counts, and status of roadways consistent with Municipal State Aid terminology and other governmental agencies.				

Chapter 4 – Parks, Trails & Open Space

- Baxter's identity is tied to parks, trails, and open space
- Benefits: recreational, wellness, environmental stewardship, economic viability
- Park Planning
- Trail Planning
- Funding

City of Baxter Comprehensive Plan Update Chapter 4 – Parks, Trails and Open Space

Introduction

The City of Baxter has acknowledged the importance of providing park, trail, and open space opportunities that enhance the quality of life for its residents and visitors. Parks and Recreation are essential in promoting community wellness, connecting the individual to ecological value and stewardship, promoting cultural understanding, and fostering economic viability.



The City has reflected these principles through the goals listed below to continue the successes of park development and offer a framework for future growth and renovation.

Parks give communities an essential identity and appeal. Well-maintained, accessible parks and recreation facilities are key elements of strong, safe, family-friendly communities. The park system provides places for learning, fun, and relaxation no matter what the age or ability.

Parks play a key role in preserving water and air quality, providing visual relief, and protecting wildlife. People learn about ecological processes and interrelationships firsthand in parks and open space. Parks and trails offer an attractive quality for new residents, visitors, and prospective developers. Community gatherings and youth events are held in the park system that brings people together to create a sense of belonging. Civic identity and pride result from a well-maintained, diverse park, trail, and open space system. Open space preservation also promotes communities to grow in a sustainable manner that limits unplanned and incompatible land use growth.

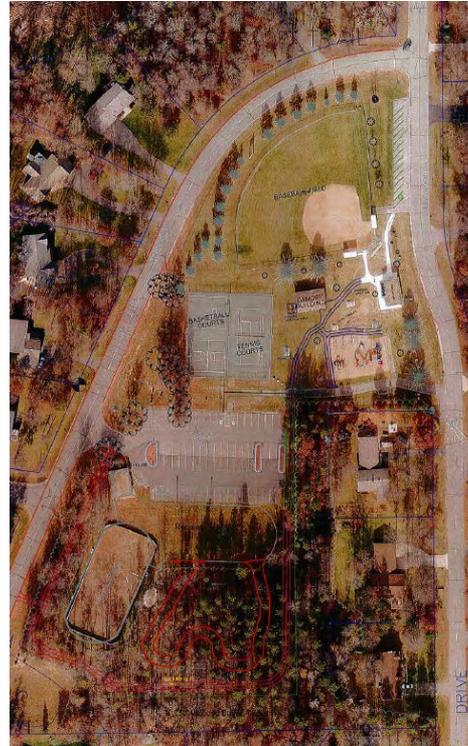
The following goals and policies related to parks, trails and open space are from the full set of Goals that are included in the appendix to this Plan.

Parks Inventory

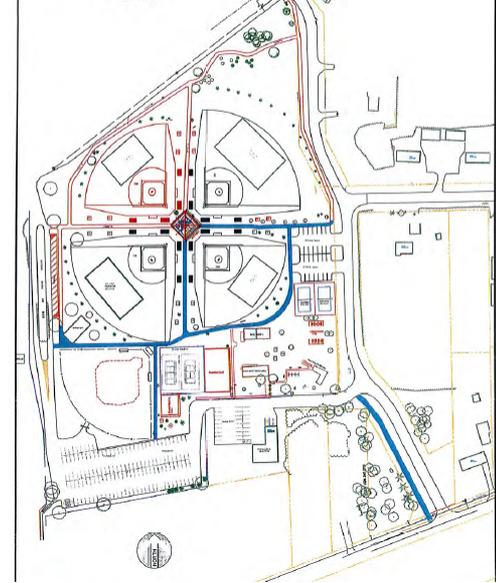
Park Name	Park Classification	Basketball Court	Ball Fields	Bathing Cages	Canoe Access	Drinking Fountain	Fishing Pier	Hockey Rink	Kitchen Facilities	Benches	Playground	Parking	Public Beach	Soccer Fields	Tennis Courts	Trails	Restrooms (incl. portable)	Volleyball Court	Warming house	Pavillion
Berrywood Park	Neighborhood																			
Loren Thompson Park	Neighborhood																			
Mississippi Overlook Park	Passive-open space																			
Oscar Kristofferson Park	Community Park																			
Riverview Park	Passive-open space																			
Southdale Park	Neighborhood																			
Whipple Beach Recr. Area	Community Park																			
Winkler Park Land	Neighborhood																			
Jewelwood	Neighborhood (Planned)																			

Future Parks – Expansion & Improvements

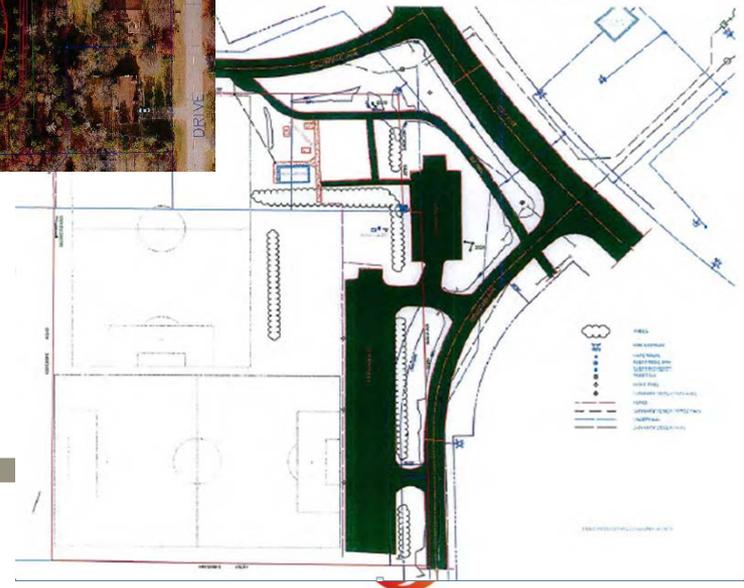
- Riverview Park
- Oscar Kristofferson Park
- Southdale Park & Soccer Complex
- Loren Thompson Park
- Berrywood Park
- Whipple Beach Recreational Area



Approved by City Council 4-1-08
Future Concept Plan
Oscar Kristofferson
Park

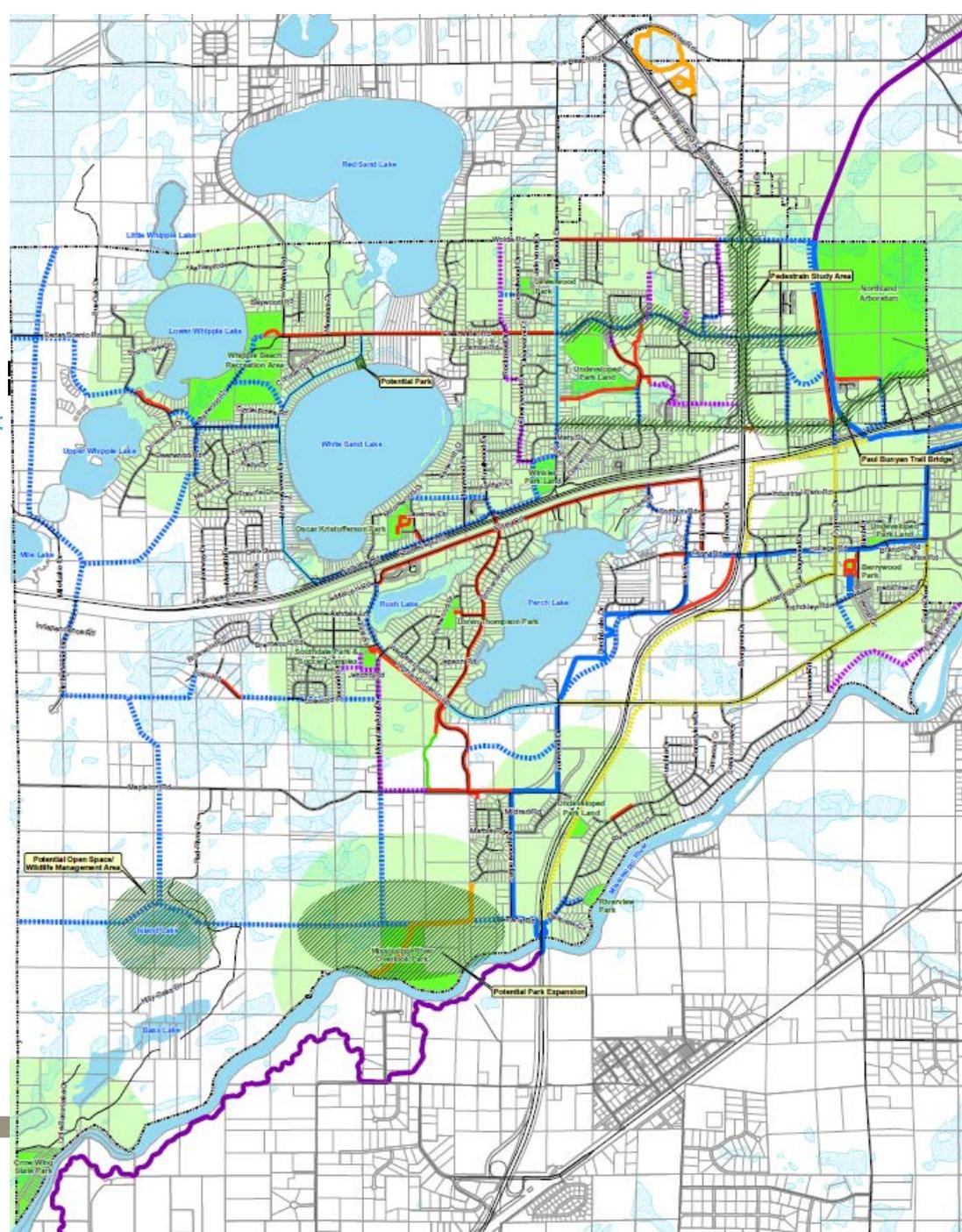


& SOCCER COMPLEX (TOTALLY BUILT-OUT)



Future Parks & Trails System

- █ Paul Bunyan State Trail
- █ Paul Bunyan State Trail Crow Wing County Segment
- █ Paul Bunyan State Trail Safety Re-Route Options
- █ Bike/Pedestrian Trail
- █ Wood Chip Trail
- █ Paved Roadway Shoulder
- █ Private Trail
- ▬▬▬ Future Bike/Pedestrian Trail
- ▬▬▬ Future Trail - Easement
- Municipal Boundary
- Parks
- Half-Mile Park Service Areas



Implementation – Parks

DESCRIPTION	TIMING:	Short	Mid	Long	Ongoing
New Parks/Park Expansions					
1. New Parks/ Expansions	New parks/expansions shall be planned through annual Capital Improvements Program (CIP)				
2. Jewelwood	Develop small park with benches & playground. Keep mostly natural & save trees. Remove minimal trees. On street parking. Future phase may include trails, restroom and an off street parking area.				
3. Mississippi Overlook Park Expansion	Create parking, improve access and signage.				
	Construct trail connection to Foresview Middle School and park trails and Park Ski Trails				
	Expand to preserve additional river frontage				

Implementation – Parks

Existing Park Improvements					
1. Maintain Existing Parks	Maintain the quality of existing parks through annual Capital Improvements Program (CIP)				
2. Oscar Kristofferson:	Trails				
	Parking lots				
	Basketball courts - Construct new courts				
	Volleyball courts - Upgrade courts to regulations				
	Horseshoes - Construct new pits				
	Field Number 4 (Requires relocation of Warming House, Recreation Rink and Hockey Rink)				
	Develop Relocation Plan for Warming House, Recreation Rink and Hockey Rink				
	Concession Stand/Press Box - Construct new building				
	Tennis Courts - Reconstruction				
	Score Boards with Wireless Remotes - One score board for each baseball field				
	Remove Concession/Press Box Building (located northeast of tennis courts)				
	Practice Field - Construct New Dugouts				
	Evaluate Park Accessibility - Study to determine what improvements are needed				
	Park Accessibility - Complete Accessibility Improvements				
	Develop Joint Powers Agreement Between Baxter and School District				

Implementation – Parks

DESCRIPTION		TIMING:	Short	Mid	Long	Ongoing
Existing Park Improvements						
3. Loren Thompson	Ice skating trail		■			■
	Evaluate Pavilion - Determine if structure should be repaired or replaced			■		
	Evaluate Park and Kitchen Accessibility - Study to determine what improvements are needed		■			
	Park and Kitchen Accessibility - Complete Accessibility Improvements		■			
	Trail - Construct trail connection from the park west entrance to the south side of the courts		■			
4. Whipple Beach:	ADA observation area		■			
	Accessible playground				■	
	Zero entry ADA water access			■		
	Trail - Construct trail connection from pavilion to the playground		■			
	Trail - Construct perimeter trail around the park			■		
	Parking Lot Expansion			■		
	Upgrade Parking Lot Lights		■	■		
	Reevaluate disc golf plans			■		

Implementation – Parks

6. Riverview	Build out 2014				
7. Southdale	Currently built out Evaluate Park Accessibility - Study to determine what improvements are needed				
8. Berrywood	Land Acquisition for Pavilion/Park Buffer Evaluate Park Accessibility - Study to determine what improvements are needed				

Implementation – Parks

DESCRIPTION		TIMING:	Short	Mid	Long	Ongoing
Trails						
1. Maintain Existing Trails	Maintain the quality of existing trails through annual Capital Improvements Program (CIP)					
2. Pedestrian Studies						
A. Highway 371 Trail Crossing	Complete a feasibility study to determine the location, type of crossing and cost.					
	Develop a Highway 371 trail crossing.					
	Construct east/west trail connections out from the 371 crossing location					
B. Edgewood Drive	Excelsior Rd. to Woida Rd. - Prepare a feasibility study for a sidewalk corridor considering Commercial/ Residential (backage trail) connectivity & trail system connectivity.					
C. Dellwood Drive	Universal Rd. to Woida Rd. - Prepare a feasibility study for a sidewalk corridor. Study should consider Commercial/Residential (backage trail) connectivity and trail system connectivity.					
D. Excelsior Road	Inglewood Dr. to Cypress Dr. - Prepare a feasibility study for a sidewalk/trail corridor considering connection of ped ramps at the Excelsior Rd/ Paul Bunyan Trail Bridge.					
E. Clearwater Road	Inglewood Dr. to Cypress Dr. - Prepare a feasibility study for a sidewalk/trail corridor. If Clearwater is the optimal 371 Trail Crossing, then the study should consider a complete street design for this segment of Clearwater Rd					

Implementation – Parks

3. Paul Bunyan Trail Re-route	Study land south of 210 to determine the optimal safety re-route for the Paul Bunyan Trail.				
	Relocate trail route south of Highway 210				
4. Snowmobile/ATV	Develop safe trail routes in connection with other agencies and clubs				
5. Golf Course Trails	Golf Course Dr. and through Golf Course Property at approximately Design Rd.				
6. Fairview Trail	Inglewood Dr. to Memorywood Dr.				
7. Safe Trail Crossing	Excelsior Rd. & Conservation Dr.				
8. Oakwood	Whipple Beach to Cedar Scenic Rd.				
9. Cedar Scenic	Oakwood Drive to Memorywood Drive				
10. County Land Trails (Whipple Area)	Oakwood Dr. to Memorywood Dr. through Crow Wing County forest property				
	Oakwood Dr. through Crow Wing County forest to Brownsville Circle to Cedar Scenic Rd.				
11. Jewelwood	Jewelwood Park to Clearwater Rd.				
12. Forestview/MOP Park	Mountain Ash Dr. & Mapleton Rd. & from corner of Mountain Ash/Mapleton to MOP Park				

Chapter 5 – Character & Identity/ Maintaining Infrastructure

- Key themes from early discussion
- High quality development
- Visual aesthetics
- Five Focus Areas
- Design guidelines

City of Baxter Comprehensive Plan Update Chapter 5 – Character & Identity/ Maintaining Infrastructure

Introduction

Residents and visitors appreciate the appearance and aesthetic quality of Baxter. Maintaining infrastructure is often closely tied to this character and identity. Early in the Comp Plan process, the LRPC discussed the image of Baxter and the need to take care of its most visible gateways and corridors. The full set of Goals for the Comprehensive Plan is included in the appendix, but the following goals relate directly to character and identity.



Goal: Promote new development and redevelopment of existing corridors to enhance Baxter's character and identity.

Key planning themes:

Traffic and transportation, community character and identity, maintaining infrastructure

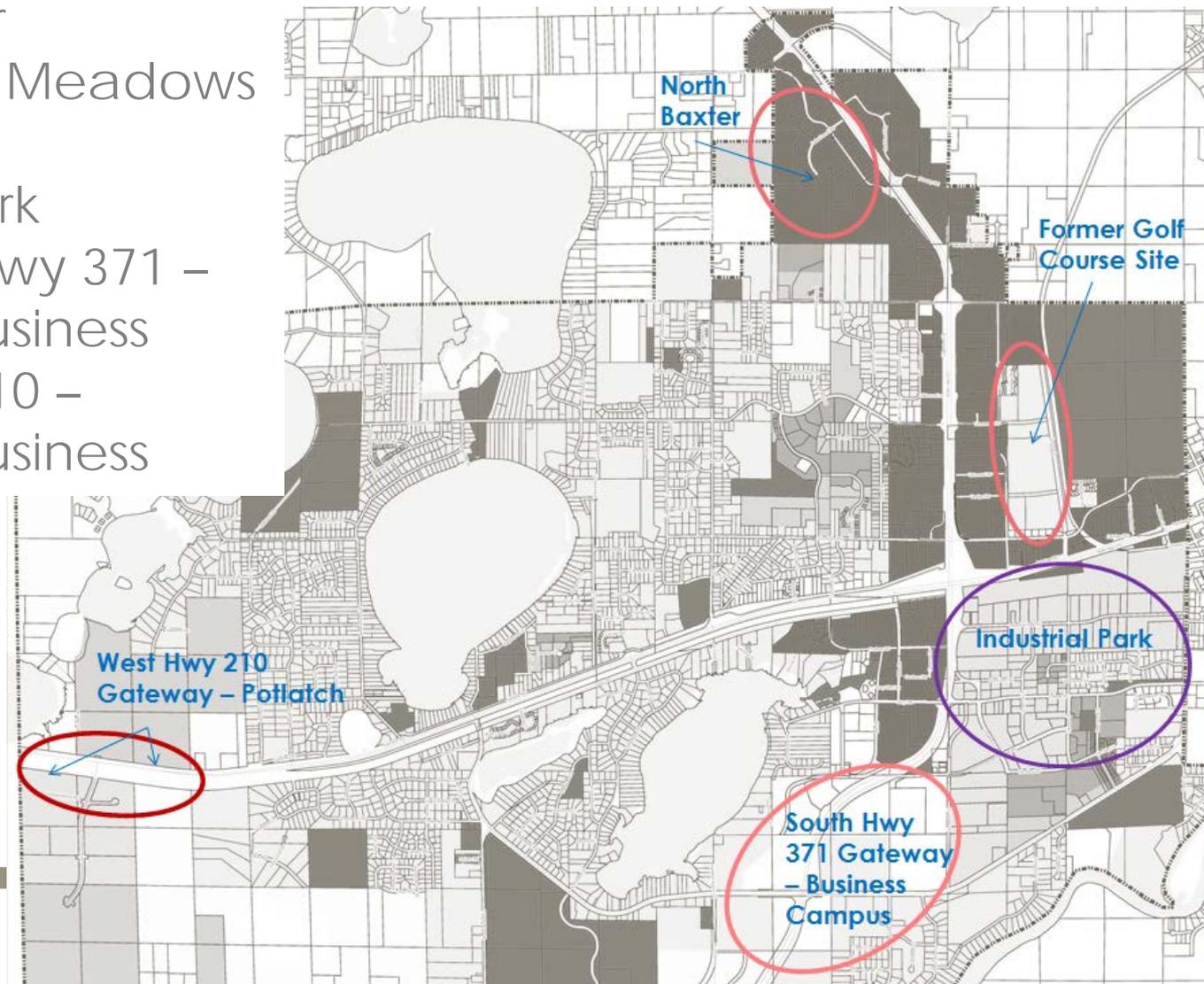
Rationale: Baxter's corridors and redevelopment sites are important to the growth of the city's tax base and local jobs while also providing unique settings and opportunities to enhance business and the community's identity.

Policies:

1. Study and inventory land uses within key corridors including State Highways 371 and 210; former Pine Meadows Golf Course, North Baxter AUAR area, vacant parcels south of College Road and scattered infill sites to determine appropriate land uses and redevelopment sites that support and expand the economic vitality of the corridors.
2. Create a corridor plan for Hwy. 371 for commercial, and office development that includes land use, transportation, and design guidelines.
3. Strengthen and enforce building, site design and signage standards to insure high quality development that enhances Baxter's identity and character.
4. Implement a streetscaping and lighting plan for major roadways.

Focus Areas

- North Baxter
- Former Pine Meadows Golf Course
- Industrial Park
- Southeast Hwy 371 – Gateway Business
- West Hwy 210 – Gateway Business



Three Facets of Built Environment

- Public Realm
- Green Character
- Design Character



Design Guidelines

- Streetscape
- Parking
- Building Design
- Materials
- Signage
- Public/Open Space
- Stormwater Treatment

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



2014 Baker Comprehensive Plan Update

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 or build to lines can be an important impact mixed use design. Allowing setbacks up to the sidewalk reinforces the pedestrian

7
Draft August 2014 Character/Identity Infrastructure

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 over-hanging or projecting signs are very pedestrian friendly.



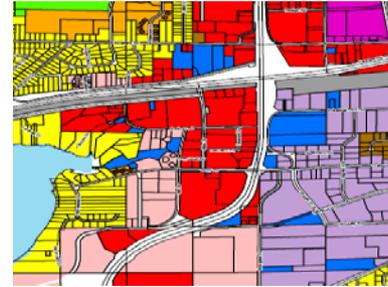
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Character/Identity Infrastructure Draft August 2014 Baker Comprehensive Plan Update

Implementation – Character/Identity

DESCRIPTION	TIMING:	Short	Mid	Long	Ongoing
1. Capital Improvements Program	Implement a Capital Improvements Program (CIP) to manage existing and future infrastructure needs . Five-year CIP updated annually.				
2. Storm Water Management Plan	Develop a storm water management plan for Baxter. The plan should include a 20-year maintenance plan.				
3. Streetscaping Plan	Develop a streetscaping plan for major roadways in the city.				
4. Community Image Theme	Establish a community image theme based on Baxter's heritage with participation of residents, business owners and property owners.				
5. Well Head Protection Plan	Implement the existing well head protection plan using the Drinking Water Supply Management Area (DWSMA) to protect the city's source and ground water				
6. Water Resources	Encourage low impact development to reduce impervious surface and provide natural areas near lakes, rivers, and wetlands.				

Summary

- Baxter Plan :
 - 1: Introduction
 - 2: Managing Growth & Development
 - 3: Transportation
 - 4: Parks, Trails, & Open Space
 - 5: Character & Identity



City of Baxter Comprehensive Plan Update



COMPREHENSIVE PLAN UPDATE

All-Commission
Meeting
August 25, 2014



Proposal

DISCUSSION