



**Date: July 27, 2022**

**To: City Council and Planning Commission**

**From: Mike Gainor, Community Development Director**

**RE: Project breakdown from Community Action Plan**

**Overview:** The Community Action Plan process, led by Todd Streeter of Community Connection, was intended to give members of the Pine City community the opportunity to take control of the priorities in the upcoming Comprehensive Plan update. Even more, numerous workable, community-led projects have come out of CAP Plan processes in other cities, and Streeter said he was sure the same would happen here, as Pine City residents brought their drive and imagination to ideas for local projects.

Pine City's CAP Plan started with a kickoff meeting on March 16, and began meeting as a group on March 31. Participation was open to anyone living and working in the greater Pine City area. Over the course of large-group meetings every other Thursday, and many other informal meetings in between, CAP subcommittees refined their projects around their own shared vision. The group started with 46 members. Several left, some joined, but more than 30 members helped carry their proposals across the finish line for Presentation Night on July 21. For PDFs of the entire presentation, [click here](#).

Here is a snapshot of the goals and proposed projects from the CAP Plan subcommittees presented on July 21. Estimated costs are from the subcommittees. Subcommittee members have much more information about their projects, and would be happy to provide more details.

### **CREATING COMMUNITY (Land Use & Housing)**

1. Create affordable housing
  - Add rooftop apartments/condos on existing downtown buildings
  - Put "small house" developments on currently unbuildable lots or other appropriate locations
  - Focus on creating street-level retail with apartment living above it.
2. Natural resource stewardship
  - Create a regional stewardship commission to protect our lakes and rivers.

### **ECONOMIC PROSPERITY (Economic Development)**

1. Bring a hotel to Pine City. Make sure potential hotel site is shovel ready - this has been an obstacle to development in the past.
2. Bring a grocery store to Pine City.
  - Existing building preferred.
  - Evergreen Square may be good location.
  - Grocery co-op is possible model.
3. Re-locate the MnDOT facility on Hwy 324 (Hillside Avenue) to another location. Prime location for business. Possibly designate and market the site for hotel development.
4. Other ideas: Retail expansion, workforce development, plastic recycling, water recreation. Utilize existing data to market Pine City.

## **DOWNTOWN REVITALIZATION**

1. Benches: Pine Area Lions are obtaining free plastic benches from donations of plastic bags. These can be issued to local businesses to make the street more lively.
2. Pine City History: Pine City Area History Association members are making local history posters to frame and place in local businesses and gathering areas. These could create a walking tour for tourists. Group hopes to privately fund project as much as possible, with donations from citizens and local businesses.
3. Hanging plants: Hanging plants are a beautification tool in numerous towns the size of Pine City. Estimated basket cost: \$45. Flower Box could use existing equipment they use for cemetery watering (golf cart with water tank) to keep flowers watered through summer. Suggest first year only on 5th Street in front of Robinson Park to test concept (10-12 baskets).
4. Arts/Murals: Murals can be used for beautification and wayfinding. If MnDOT will not move out of Hillside Avenue location, ask to put mural on fence for beautification.
5. Wayfinding Signage: Provide bigger, better wayfinding signs to bring people to stores, parks, areas of interest.
6. Public Restrooms: Provide public restrooms instead of porta potties in parks.
7. Building Facades: Provide grants to businesses to improve storefronts. Set style guidelines for facade improvements to create a unified feel for downtown Pine City.

## **COMMUNITY CONNECTIVITY (Transportation & Infrastructure)**

1. Create trails and sidewalk improvements to connect existing Pine City trails to county trails and sites of interest, and make Pine City more bicycle- and pedestrian-friendly. Please see maps in the [presentation](#).
  - Segment 1: Connect trail at high school to PTCC through mobile home park or 4th Street SE.
  - Segment 2: Connect Hilltop Cottages to downtown via 8th Street SW.
  - Segment 3: Connection from Evergreen/Hillside to 8th Street SW along north side of Hillside.
  - Segment 4: Connect PTCC to downtown via Railroad Street SE.
  - Segment 5: Complete loop around the downtown area.
  - Segment 6: Connect 2nd Ave SW to Fawn Meadows along Highway 61.
  - Segment 7: Add trail along 5th Ave. NW and 5th Ave. NE.
  - Segment 8: Connect sidewalk on Hillside Avenue to Snake River Fur Post.
  - Segment 9: Connect proposed trail segment #7 south along 10th Street NW to 10th Street SW.
  - Segment 10: Loop from 11th Ave NW west then along freeway to 4th Street SW.
2. Add public docks and landings at current dead-end streets.
3. Add removable, pedestrian-protection bump-outs at key city intersections.

## **QUALITY OF LIFE (Parks, Trails & Recreation)**

1. Add or improve bike racks at beach and city parks.
2. Create a pay bike program. A \$3,000 grant is available through Pine County SHIP program.
3. Create a program to repair found and donated bicycles so they can be used by community members. Committee suggests that a community group be started to champion the refurbishing.
4. Develop Fawn Meadows Park.
  - Develop nature based/interactive play areas.
  - Maintain bird observation deck and trails.
  - Estimated costs for slides, silhouette animals, signage, wood chips roughly \$3,000.
5. Set up dog park near new water tower/Fawn Meadows park (see [presentation](#) for exact location).
  - Large/small dog areas, shade pavilion, access to drinking water, waste removal stations.
  - Estimated costs: 600 feet fencing \$10,700; 12'x30' shade pavilion \$5,000; signage \$350, benches (free) totalling \$18,550 - plus cost of hookup to water on the site.
6. Set up archery range park near new water tower/Fawn Meadows park - or in any disused Industrial Park parcel. Can be moved easily when parcel sells.
  - Collaborate with Adrenaline Archery.
  - Estimated costs: 4 targets for \$2,400 (total); 4 bow hangers for \$500, 4 target shelters for

\$2,000, Signage \$350. Estimated total: \$5,250.

7. Create primitive Snake River camping site at Thomas Park.

- Estimated costs: Survey \$500, fencing \$7,500, signage \$950, benches (free). Estimated total: \$9,200.

7. Add three docks to Voyageur Park to improve tourism access.

- Estimated costs: Three docks \$12,900, signage \$350. Estimated total: \$13,250.

8. Create 3rd Avenue Landing with all season access - public dock in summer, lake access in winter.

- Estimated costs: \$8,000 for 40' DAKA dock, \$350 signage. Estimated total: \$8,350. Add handicapped porta potty lease in summer months (\$125/month).

9. Create City Marina at Voyageur Park with shower house, fish cleaning station, flushing toilets.

### **COMMUNITY PRIDE (Public Facilities, Safety & Services)**

1. Establish Pine City Entertainment & Recreation Center (PERC)

- Would have positive impact on youth, promote health and wellness at all ages, offer learning opportunities and boost the local economy.

- 2019 survey shows local residents support a community center.

- Would include a multipurpose gymnasium and indoor walking track.

- Other features could include: fitness room, cardio room, computer lab, children's area, teen area, senior area, multipurpose rooms, conference room/banquet space, batting cages, climbing wall, indoor golf.

- Income from partnerships with school district, PTCC etc. Also room rentals, concessions, memberships, donations, grants, merchandise, events and more.

- Could lease Evergreen Square (old Pamida building). Lease costs unknown (\$10,000+/month).

Total square feet: 32,901.

- Could fund with .5% City Sales Tax.

- Looking to create board to build local support for PERC project, consider applying for nonprofit status in future.

2. COMPARABLE RECREATION/COMMUNITY CENTERS

- Perham Area Community Center (Perham, MN). City owned building, city insurance. 140,000 square feet, with pools, fieldhouse racquetball courts etc. Run by nonprofit board, receives city and school funding. Funding for recent \$15m expansion project: \$3.4m sales tax, \$6m state bonding, \$6.5m fundraising pledges.

- Welia Wellness Center (Mora, MN). 63,000 square feet. Funding for \$10.6m project: \$5m Welia contribution (uses space in building), \$5.6m Mora School District (allocated funds plus levy funds).