



CITY OF HOWARD LAKE

PARKS AND PLANNING COMMISSION

*The City of Howard Lake strives to build upon its good neighbor traditions –
A welcoming community for all, supported by vibrant and engaged businesses and community organizations, involved
citizens, and diverse amenities that provide a well-rounded quality of life.*

Howard Lake City Hall
TENTATIVE AGENDA
February 14, 2024 – 6:00 pm

A. CALL TO ORDER

B. APPROVAL OF AGENDA

Any additions, deletions, modifications to the agenda will be done at this time.

C. CONSIDER APPROVAL OF MINUTES

a. N/A

D. PRESENTATIONS, PUBLIC HEARINGS & RELATED APPROVALS

a. Public Hearing – Variance for 921 Avenue - CANCELLED

E. NEW BUSINESS

a. Parks and Planning Commission – Bylaws and Membership

b. Discussion - General Parks Update 2024

▪ Veterans Memorial

▪ Pickleball Options

▪ Dog Park Options

▪ Lions Park Gateway

c. Comprehensive Plan

F. OLD BUSINESS

G. ADJOURN



HOWARD LAKE PARKS & PLANNING MEETING

February 14, 2024

AGENDA ITEM: Discuss 2024 Park Maintenance & Improvement Projects

SECTION: New Business

FROM: Nick Haggenmiller, City Administrator
Meagan Theisen, Assistant City Administrator

Background:

Central Park

Since assuming ownership of the former high school site from the school district in 2018, a master plan has been adopted for the space. The comp plan and parks plan were later updated to include the library construction currently underway.

General Maintenance

The splash pad has been an obvious point of contention with various issues. At the time of the last winterization, additional surface etching was completed. Signage is installed advising of warning as well as requiring slip free shoes. We are further encouraged by the lack of snow this year which has helped with natural etching. The splash pad has been reviewed by safety consultants and legal liability reviewed.

City staff is further working with vendors to lower the sun shades and install a series of additional sun shades. We are in process of seeking outside grant funding from the Howard Lake Lions and a national grant source for these items.

Maintenance items are generally budgeted and do not require specific PPC approval.

Concrete Backstops – Yager Field

With excess budget dollars intended for the splash pad, concrete was installed around one field. The YBLA has requested backstops to be installed around the second field. This was budgeted in 2022 but did not proceed forward as the group could not agree to material (asphalt vs concrete). In 2023, the baseball association approached the FFA program but ultimately the work was not completed.

Staff suggests seeking direction from PPC on willingness to move forward with this request. The improvement is not listed in the Central Park Plan. It is not included the Master Park Plan or included in the CIP. Even with the FFA, there will be material expense, expected donation to FFA and unrelated site restoration such as sod/watering. Estimated cost of \$4,000.

PPC should discuss interest in moving forward with this request and provide direction to general payment, project coordination details to staff. If consensus is to move forward, a recommendation should be made to the City Council.

Pickleball

The master plan includes resurfacing the existing tennis/basketball court at Yager to include pickleball. Staff received information for two possible paths forward:

Professional Court

- Professional Services amendment for specific firm and products
- Coated with rubber membrane
- Regulation nets installed
- Estimated cost \$40,000

Hybrid Court

- Completed mostly in-house or with subcontractors.
- Self bought nets, installed by local contractors or city staff
- Striping of courts by subcontractors or city staff
- Estimated cost \$10,000 - \$15,000

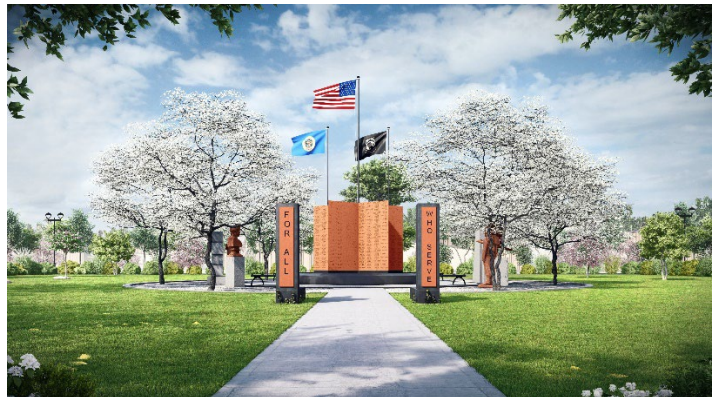
Veterans Memorial

The American Legion has formed a committee to build and establish a veterans memorial adjacent to the library under construction at Central Park. In July of 2023, committee members received preliminary approval for the concept design and location from the city council.

The city council agreed by motion to approve the preliminary concept design and location of the memorial. At that time, the proposed location was proposed to be placed between the library structure and the existing splash pad as shown below as #1.



1 – Original Site | 2 – Newly Proposed



Elevation Drawing

The group has progressed through the design development process and have produced scaled concept drawings of the memorial in relation to the library project and overall site. Doing so, the group has opined that the location is too tight between the library facility and the splash pad feature. This may create conflict in use/enjoyment of the memorial with children running to/from the library to the splash pad as well as one quiet/passive use and another that is intentionally active. **The group has requested to move the monument to the north side of the library facility, adjacent to 8th Avenue (figure #2).**

General Considerations Overall for Placement

The initial site was selected as one that is served with off street parking, sidewalk and utility connections close by as well as compliment the overall design of the library itself. The library and memorial were subject to a site plan review. The following is taken into consideration:

- Ease of access and line-of-sight between each feature
- ADA accessibility along the sloping path from the parking lot to the library
- The intended character of each feature:
 - splash pad: active/playful
 - memorial: respectful/peaceful
 - library: welcoming/inviting

Design Team Notes (BKV/Library Architects)

- If the Veteran's Memorial stays between the two existing elements, it is recommended to adjust the scale so the design has some "breathing room" between the splash pad and the library.
- Adjusting the location would address some of the concerns that the three elements could feel tight.
 - a. Moving to the north could be useful, and more so if it is brought closer to the sidewalk (than the 45' walk shown). This would preserve open space in the park. The setback from 8th Avenue should be deeper than that of the library to preserve sight lines.
 - b. Moving to the south along the sidewalk could be useful but would benefit from a purpose-designed strategy that works with that footprint and location. Using the same design there may feel especially cramped.

Planning Commission Recommendations on Memorial Placement

The initially proposed location of the memorial was on property dedicated for the library with a site plan approved by the planning commission that denoted the placement of a veterans memorial. With the proposed location change, the PPC is asked to acknowledge the change in placement and at a future date, consider the final site plan and landscaping plan for the monument.

New Initiative: Dog Park

A frequently requested recreational feature is for off-leash dog parks. These projects typically involve citing a suitable location either in an existing park that is already served with appropriate public property or park designation and has existing amenities such as bathroom/portable toilet, parking and ADA accessibility.

Staff is seeking direction from the PPC to begin the process of citing and pricing out a proposed dog park. Possible locations under consideration:

- Memorial Park
 - o Existing fence and amenities will reduce expenses
- Shoreline Drive Nature Reserve
 - o Additional site preparation needs, but generally underused space
- Wright County Fair Grounds
 - o Agreement needed with Wright County Agricultural Society
- Former Golf Course
 - o Speculated cost to acquire will likely deem this cost prohibitive to explore.
- MAB Property south of Howard Lake Cemetery
 - o Currently under consideration for a public works shop/compost facility.
 - Street and Utility Projects will dictate city's bonding capacity. The results would consider this property more/less viable for city purchase and use.

There are several grant sources city staff is exploring to offset expenses. Estimated cost to establish if within existing park/publicly held land would be less than \$25,000. Staff is asking for general feedback on this initiative.

Lions Park/CSAH 7 Enhancements [FYI ONLY]

The City received \$150,000 to offset expenses associated with the shoulder widening/trail addition on CSAH 7. The City has since satisfied this grant and been reimbursed. The funds maintain certain future uses which dictate things like prevailing wages for labor expensing and to use on related amenities. In 2023, the city council commissioned a study of the area which would seek to improve public right of way surrounding Lions Park along CSAH 7.

The PPC is asked to review and provide feedback on the concept information provided. This is not a park project, but it is so close geographically that staff is seeking concurrence while moving forward towards final landscaping plans for this area.

PLANNING COMMISSION ACTION REQUESTED: Discuss, provide feedback. Italic sections have PPC discussion/recommendations.

ATTACHMENTS: City Engineer Memo: Lions Park



Real People. Real Solutions.

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Bolton-Menk.com

12 September 2023

Attn: Nick Haggenmiller, City Administrator
City of Howard Lake
625 8th Ave., P.O. Box 736
Howard Lake, MN 55349

RE: Historic City Hall & Lions Park Schematic Design Assistance
City of Howard Lake
Project No.: OW1.129763

Dear Mr. Haggenmiller,

We are pleased to submit the following executive summary to guide efforts for enhancements to the Historic City Hall site, including expansion of the parking lot immediately east of the building with considerations of an overflow drive/pedestrian route connecting to additional parking at the park & ride site. As part of this packet, you will find recommended improvements as well as optional considerations in context of planned MnDOT construction along County State Aid Highway 12. We have also prepared planning level costs to assist the city with ongoing project development; refining scope of improvements, determining funding mechanisms, and reviewing phased implementation.

Additionally, you will find a plan, text, and planning level costs for recommended improvements to Lions Park enhancing the edge of the parking lot along County Road 7 SW and developing a more defined trailhead with adjacent amenities.

Sincerely,

Bolton & Menk, Inc.

JOSHUA SHIELDS
Joshua Shields, PLA
Principal Landscape Architect

CC: Josh Halvorson
Colin Thomasgard

Project Overview

Bolton & Menk assisted the city with development of exterior site improvements at Howard Lake's Historic City Hall as part of a parking lot expansion project. Additionally, this study included developing enhancement opportunities for the trailhead at Lions Park. *(More detailed descriptions of recommended improvements for each project are included in this report.)*

Bolton & Menk's project team worked with city staff throughout the planning study to review site concepts and provide guidance on preferred recommendations. Concepts were developed using information from prior studies, preliminary MnDOT improvement linework, and was aided by an on-site visit in early May 2023. Concepts were refined throughout the process, with final recommendations being included in this summary document. Additional guidance was provided by City Council as discussion at the July 17, 2023, Council Session.

Bolton & Menk's project team consisted of:

- Josh Shields (Principal Landscape Architect)
- Josh Halvorson (Principal Engineer and Howard Lake City Engineer)
- Colin Thomsgard (Landscape Designer)

City staff contributing to this study included:

- Nick Haggemiller (City Administrator)
- Megan Theisen (Assistant City Administrator)

A summary of recommended improvements for each project site are included below:

Lions Park Site Improvements Summary

- Revise plantings for Lions Park to aid in screening along County Road 7 SW
- Provide space to serve as a trailhead for trail connection along County Road 7 SW
- Develop seating opportunities along existing trail along Country Road 7 SW
- Provide recommendations for reuse of current underutilized space east of boat ramp and adjacent to trailhead

Historic City Hall Site Improvements Summary

- Expand parking lot east of the building
- Provide pedestrian connection and vehicular overflow to park & ride west of facility
- Maintain access and overland flow from basement/rear access
- Review opportunities for an overlook as part of parking lot expansion efforts
- Integrate optional decorative columns and ornamental fencing matching recently installed elements at the American Legion adjacent this facility along CSAH 12
- Retain space for facility dumpsters and consider operational needs
- Maximize parking opportunities around facility (public and vendor needs)
- Recommend fencing upgrade for existing park & ride retaining wall
- Coordination with MnDOT project efforts

Lions Park Site Improvements

This study recommends adjustments to the planting beds separating the parking lot from County Road 7 SW to provide visual separation from the park to the roadway and vice versa to provide screening for both amenities. These landscape improvements can provide better definition to the County Road 7 SW corridor while adding a more refined appearance to the Lions Park parking lot. Proposed plantings should be a mix of salt tolerant and low maintenance vegetation including grasses, low shrubs, and street trees to provide pollinator habitat, seasonal texture, and interest. Vegetation enhancements should be planted to preserve views of the lake. Additionally, species selection and placement should consider winter winds to factor the effect of snow loading and winter maintenance needs.

In addition to landscaping improvements, the city should also consider installation of recreation amenities in a currently underutilized lawn area east of the boat ramp. Improvements in this area will provide seating opportunities adjacent to the proposed trailhead while enhancing this hard-to-maintain area of the park. Enhancements could include a firepit, low maintenance seating, low maintenance plantings, and surfacing to enhance the nearby trailhead at the parking lot parallel to County Road 7 SW. To further activate the trail from Lions Park to the intersection of Imhoff Avenue SW, this plan also recommends installation of concrete pads and benches, spaced at regular distances, to provide views of the lake.

To create a physical barrier between the trail and County Road 7 SW, this plan recommends installing and managing traffic delineators. These delineators should be installed at 50-foot increments and will require annual maintenance to install every spring and remove in the fall. Those damaged by traffic will require replacement.

To align fencing character at Lions Park with recommended improvements at the Historic City Hall facility, this study proposes upgrading fencing along the south edge of the parking lot parallel with the railroad to match the style recently installed at the American Legion parking lot. Considerations should also be given to accommodate recommendations that are developed from the concurrent stormwater and water quality study exploring options within the park property.

Key Concepts

- Revise plantings for Lions Park to aid in screening along County Road 7 SW
- Provide space to serve as a trailhead for trail connection along County Road 7 SW
- Develop seating opportunities along existing trail along County Road 7 SW
- Provide recommendations for reuse of current underutilized space east of boat ramp and adjacent to trailhead

Design Expertise Recommended

Many of the recommendations in this report can be accomplished by city staff or in coordination with the City Engineer. Collaboration with the County will be required to ensure design and installation of delineators on County Road 7 SW and right-of-way landscaping improvements. As the city looks to further develop the seating area staff should involve the following design professionals: landscape architect, civil engineer and potentially water resource engineer.

Project Scope and Cost Opinion

The following cost opinion is for schematic design based on 2023 bid pricing. Donated or at-cost materials and volunteer labor, when appropriate, can be leveraged to reduce overall projects costs.

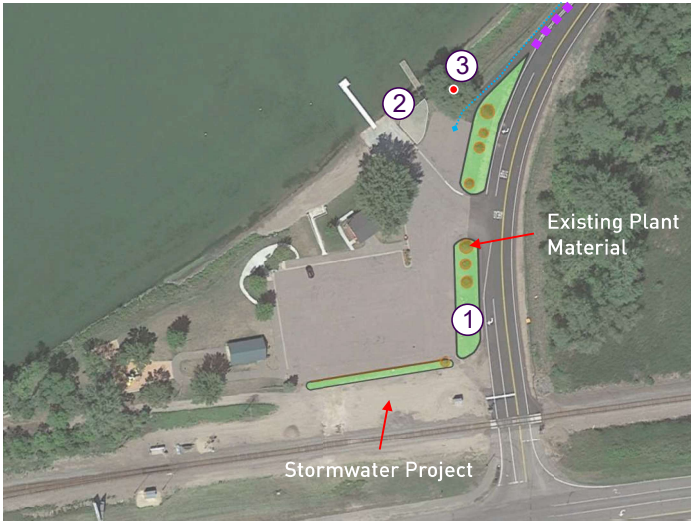
Lions Park Site Improvements

Opinion of Probable Costs

Item Description	Cost
Mobilization	\$ 9,000.00
Removals and Salvaged Materials	\$ 1,000.00
Install Delineators	\$ 4,000.00
Ornamental Fencing (south edge of parking lot)	\$ 18,000.00
New Seating Area	\$ 15,000.00
Concrete Bench Pad	\$ 18,000.00
Bench and Litter Receptacles	\$ 8,000.00
Landscaping	\$ 25,000.00
Subtotal:	\$ 98,000.00
15% Engineering & Design:	\$ 15,000.00
15% Contingency:	\$ 15,000.00
Total:	\$ 128,000.00

Appendix A . Recommended Improvements

- Lions Park Improvements
 - Plan Layout
- Historic City Hall Site Improvements
 - Plan Layout
 - Illustrative View
 - Illustrative View (with overlook options)



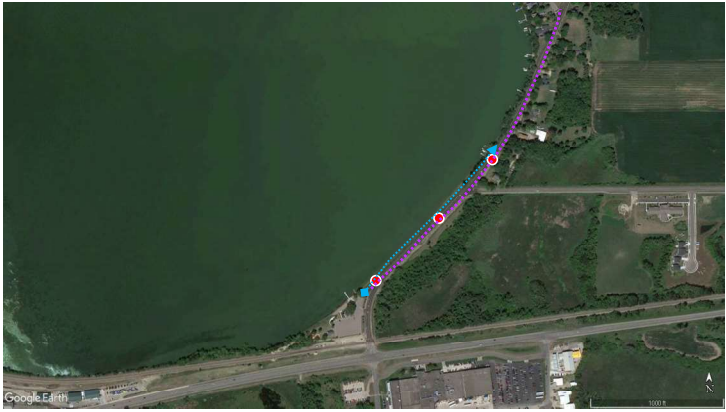
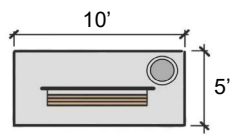
1. Planting Buffer precedent



2. Seating Precedent



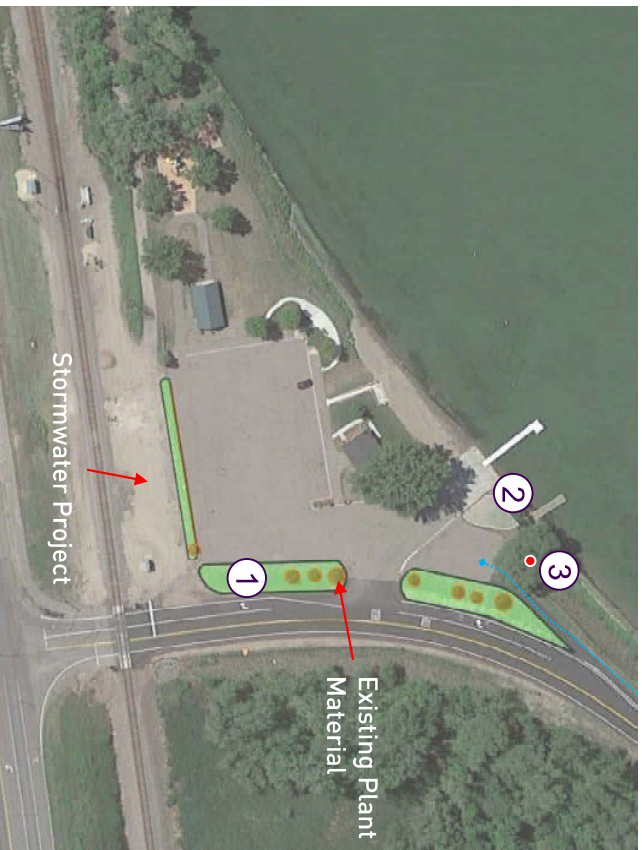
3. Typical layout: concrete pad w/ bench and trash receptacle



- Plant characteristics:
- Salt tolerant
 - Moderate height
 - Multi-season interest
 - Low Maintenance

- Pedestrian Path
- Delineators

LION'S PARK | Concept



- Plant characteristics:
- Salt tolerant
 - Moderate height
 - Multi-season Interest
 - Low Maintenance

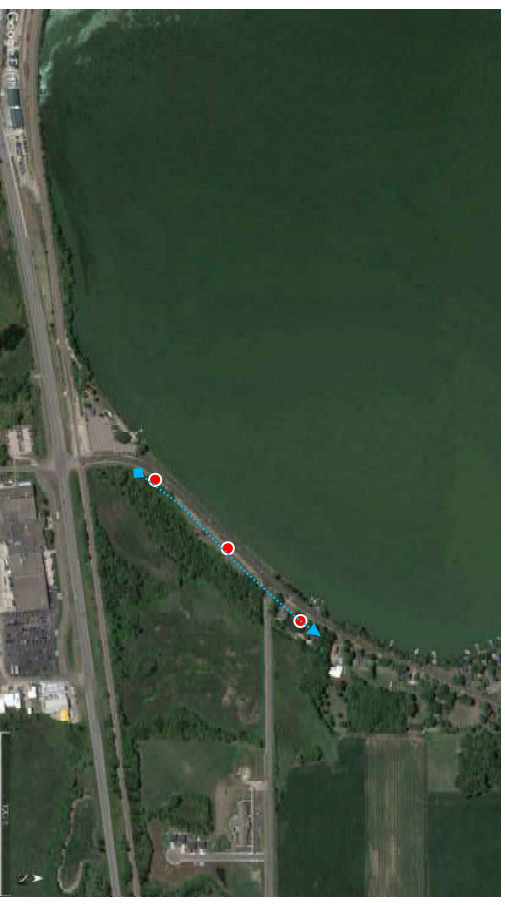
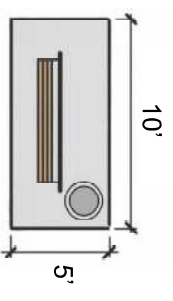
1. Planting Buffer precedent



2. Seating Precedent



3. Typical layout:
concrete pad w/ bench
and trash receptacle





To: Honorable Howard Lake Parks & Planning Commission

From: Nate Sparks

Date: January 12, 2024

Re: Comprehensive Plan Update

BACKGROUND

From the input given at the previous meetings, the draft sections of the Comprehensive Plan are being prepared. At this point, it is important to get feedback on the “Vision and Policies” section of the plan. Then the Land Use Plan can be finalized based on this discussion.

VISION & POLICIES

The purpose of this section is to identify the “big picture” of the City. This comes from the review of the survey and demographics that you did at previous meetings. From this we can identify some of the key concepts of the City. These can be things that need to be fixed, preserved, or general aspirations.

At previous meetings, we asked you questions to assist in putting together these draft concepts but are here to get feedback to ensure this is the correct interpretation. The application of these ideas on to your land use, economic development, park system, etc. is then used to make the final version of the plan sections.

Community Vision and Policies

The Comprehensive Plan develops a vision for the future of Howard Lake and acts as a guide toward that vision. To develop the vision, we use the history of the community, the demographic and economic data, and most importantly, community input. This information will allow us to identify priorities, values, character of the community, use these to develop policies and procedures to guide Howard Lake into the future.

Demographics

After review of Howard Lake’s demographic information, as well as economic data, insight and identified trends were identified. Residential growth has slowed over the years following the 2008 housing market crash. The population is aging, this is displayed in the increasing median age. The number of households with children has fallen over the last 20 years but the household size is starting to grow again, which may be an indicator that the number of children in the community is starting to pick up.

The City has a higher level of rental housing than many of the neighboring communities. It also has a greater number of senior housing units. The housing stock is starting to age more than in many of the neighboring communities. This is likely due to the increased growth in the Cities to the east that has outpaced the growth in Howard Lake over the last 15 years.

The City is relatively prosperous with a low poverty level. Also, the City has a greater job base than many of the cities in the vicinity, with a robust level of jobs per capita available. The City has a few large employers that assist in this.

Survey

The community participated in a survey to give their insights and perspectives to the City as well as determine their collective values.

The people of Howard Lake value the traditional small-town character that the community has, as well as the lakes. They value the cost of living, housing options, and the short driving distance to work that they can get from living in Howard Lake.

The community members are in favor of making a few critical improvements to enhance the quality of life in Howard Lake. These include creating and maintaining a reasonable cost of living, quality schools, and nice parks and trails. The most important issues to them are attracting new businesses to the area, Downtown improvements, the safety of Highway 12, and lake access and lake quality.

Other frequent mentions include a desire for more and different types of businesses, including a daycare, as well as a need to address utility costs.

Community Vision

From the above review of the demographics and survey, several themes become apparent.

The big takeaway from demographic and economic comparisons is that while the housing growth has slowed in the community, job growth has continued. Howard Lake is now a bonified employment center for the area. Another notable trend is that the City's population is aging, which is likely due to the slowed residential growth.

The residents identified a strong attachment to the traditional small town feel of the City, the lakes, and the general nature of the community. It's the "home of the good neighbor." However, residents note a lack of childcare in the community, perceptions of higher utility rates, and concerns about housing. Residents also note a concern that the Highway 12 corridor could become a threat to the character of the city with it bisecting the Downtown and needing safety improvements.

The issues identified above area (utility rates/aging population/housing stock) are all issues that could be reversed with new residential development. Preservation of the areas that are viewed as a positive in the community becomes the highest priority.

In summary Howard Lake has an excellent sense of place, ample job opportunities, and is poised to have balanced growth in all sectors.

From this, we can identify the essential character of the community past, present, and future, as such:

- Howard Lake is a city of action on the Highway 12 corridor with the Wright County Fair, Downtown, Codger's Cove, lakes, and ample recreational opportunities
- Howard Lake is a regional leader in the provision of employment opportunities
- Howard Lake is a traditional small town with a historic Downtown
- Howard Lake seeks to grow in a common sense, healthy, and balanced manner to preserve its character and capitalize on its unique assets

Vision Statement

The City of Howard Lake is a lake front small town with a laid-back lifestyle that provides residents with ample entertainment options, employment opportunities, and good neighbors.

Policy Development

The policies that are developed through this process will assist in keeping the vision and priorities of the City in the forefront and stay on a path of growth and development far into the future.

We can use the vision statement to create goals and policies that will guide the growth and development of the City.

Goals:

Amplify the City's Small Town Character

- Renovate and revitalize historic downtown buildings
- Restore historic architecture and character
- Curate a diverse collection of downtown businesses
- Attract various services to downtown to improve economic health
- Focus on traditional development patterns where appropriate

Maintain higher number of jobs to continue City's presence as a job center in the area

- Continue aggressive policies towards industrial development
- Seek higher paying jobs and diverse jobs
- Continue to increase number of employers
- Attract daycare provider (create jobs and make convenient for current and prospective employers/employees/residents)

Reserve areas for economic expansion in appropriate areas

- Plan for future land use, set aside areas for various economic activity

- Preserve areas appropriate for commercial and industrial development for these purposes
- Work with current industrial sector momentum
- Create balance between the different economic sectors
- Maintain an extra territorial land use plan for future growth

Improve connections between different parts of the city

- Create safe crossings of Highway 12
- Increase pedestrian visibility and opportunity
- Use parks and trails as an opportunity to connect different areas of the city
- Use trails to connect residential areas

Create residential opportunities for families

- Create housing for all stages of life in the community
- Provide housing options for seniors
- Provide a diverse housing stock; rentals, single family, senior housing

Expand park system and recreational opportunities

- Dedicate park land when developing new residential areas
- Incorporate parks and trails to connect different residential neighborhoods as well as other parts of the city
- Incorporate different types of parkland; natural green space, playgrounds, etc.
- Seek land uses that continue to bring more active and unique activities into the community

Provide access to lakes

- Incorporate pedestrian areas to the lake
- Use parks and pedestrian trails to enhance lake access
- Utilize placemaking efforts to highlight lake access points
- Highlight and emphasize Lion's Park both as a lake access point and a park facility

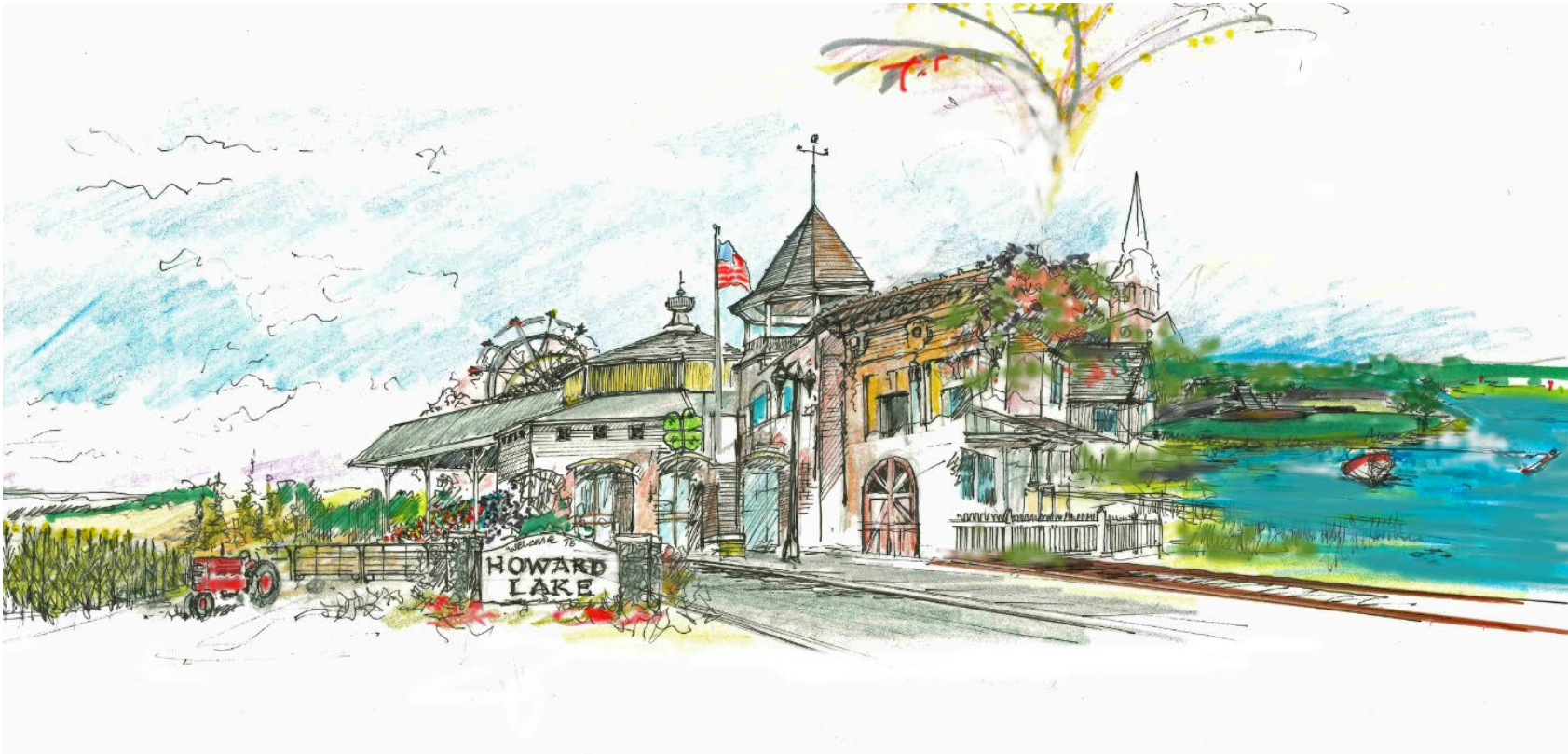
CONCLUSION

After reviewing this information, we will need to discuss how the application of these principals to key community issues creates results. This may give you ideas on things you want more information on. For example, one identified key area of concern was what is to become of the

old golf course. If you want to see more information on this (layout of a subdivision) or if this discussion gives you different ideas, this should be expressed.

This chapter is the most important chapter in the Comp Plan. If somebody were to challenge the City on a Land Use decision these policies will be what underscores your decision. Without this, you've just putting colors on maps.

HOWARD LAKE COMPREHENSIVE PLAN



X Future Commercial Expansion -
Preserve Appropriate areas for
commercial economic
development



X - Future Commercial Expansion – City needs to plan areas for future commercial uses, this includes restaurants, retail, grocery stores, offices, and other spaces where people purchase goods and services.

- Preserve prime commercial areas for commercial use at the appropriate amount.
- Reserve areas for commercial uses that match the demand created from future growth.
- Allow space for entrepreneurial opportunities.
- Plan to not just supply locally but also regionally as the city’s reach will expand as well.
- Are areas identified as being commercial the ideal areas for commercial activity?

Your thoughts –

X Industrial Expansion -
Road Connections,
Environmental Constraints,
Maintain Employment Levels

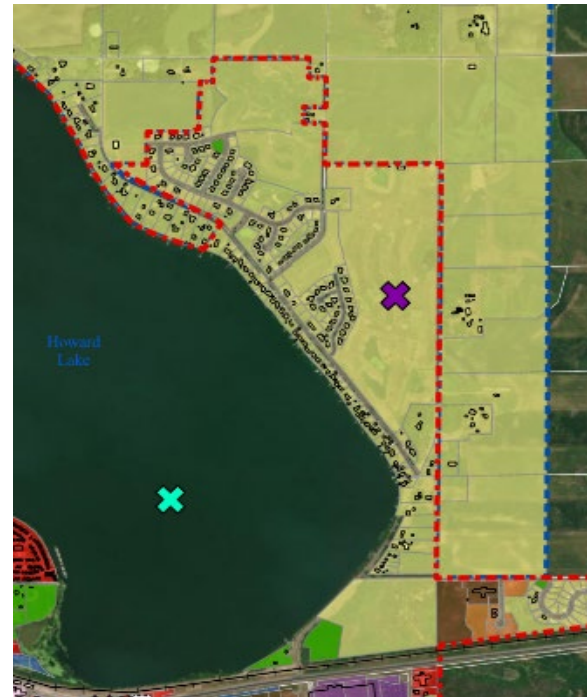


X - Industrial Expansion – Howard lake has established itself as an employment center in the region. The city seeks to continue this into the future. A solid commercial and industrial base allows the city to distribute the collective tax burden, so that the residents are not having to shoulder the burden, keeping property taxes and utility rates reasonable.

- Aggregate Industrial areas to allow for unimpeded use.
- Locate near Highway 12 and railroad for the transportation of goods and workers.
- Preserve adequate areas to maintain city’s job levels as the city grows.
- Additional Industrial base can lower tax and utility rates on other uses.
- How to lay out industrial areas as part of the city while planning around obstacles such as wetlands.

Your thoughts –

✘ Golf Course Redevelopment -
Determine Appropriate
Use For Context



X - Golf Course Redevelopment – The city’s defunct golf course had residential housing placed around the exterior because of the high value amenities it provided. With the golf course closed this can be an area of opportunity for expanding single family housing or perhaps it should be considered for an alternative form of development.

- Housing was placed around the old course in certain areas.
- Proximity to Lake is a valuable amenity.
- May be an ideal location for single family housing, but other development options may be considered.
- How to connect to the neighboring developments (buffers)?

Your thoughts –

X Residential Expansion-
Annexation around the Lake,
Utility Extension



X - Residential Expansion – The city is poised for residential growth in the near future. The city will likely be adding a variety of housing options. We need to match the areas with the appropriate level of residential in accordance to the demand and resources available. City Officials also need to ensure that the appropriate areas are designated for the appropriate types of housing.

- Prioritize ideal areas for near term residential expansion.
- Need to identify areas that are appropriate for medium (townhomes) and high density (apartments) residential.
- Allow for smaller lots in the traditional residential areas.
- Connect neighborhoods with parks and trails.
- Ensure adequate park facilities and recreational amenities are present in the community.
- Identify needs for different types of housing. (Senior housing?)

Your thoughts –



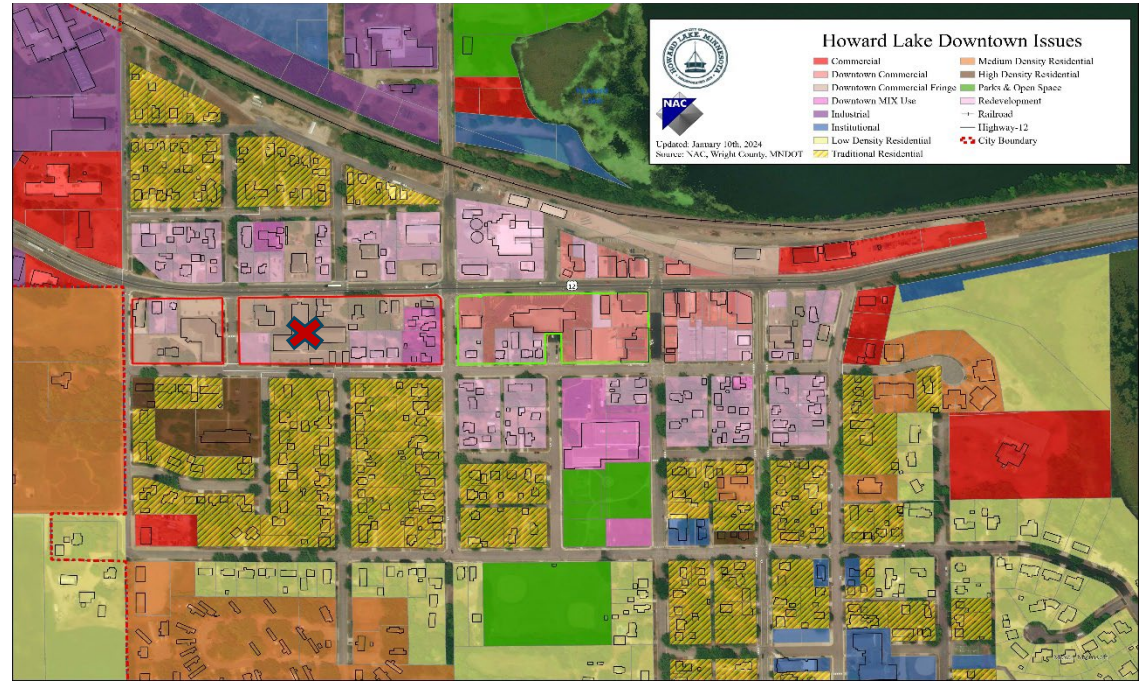
X Lake Quality
Lake water quality and clarity,
Lake access

X – Lake Quality- The city is zoned to accommodate the lakes and bodies of water. It has been identified as a goal to improve the quality of water, and other natural resources, so we can enhance the use of these assets.

- Consider actions the city may take to assist in improving water quality.
- Identify appropriate areas for public access.
- Enhance existing areas for public use.
- Create recreational opportunities.
- Erosion Control issues and enforcement

Your thoughts –

X Mixed Use -
 Introduce new housing types
 near Downtown,
 Provide greater commercial
 opportunities



X - Mixed Use – The city can use a mixed-use area adjacent to the downtown to provide for transitional commercial areas and needed housing while also supporting the downtown businesses.

- Allow for hybrid highway and downtown commercial development.
- Allow for introduction of medium and high-density housing in the downtown mixed use.
- Encourage integrated housing in the downtown fringe.
- Residential uses in this area provide additional customer base to downtown commercial areas.

Your thoughts –

X Downtown Improvements -
Increase Economic Activity,
Improve appearance



X - Downtown Improvements/Redevelopment – The downtown is a key focal point and is the home of the historic city hall and many other historic buildings, these are major contributors to the sense of place of the desired small-town atmosphere. Some of these buildings may need assistance in continuing their contribution due to their age. Lack of parking and crossing Highway 12 are concerns.

- Place for diverse retail and restaurant use
- Establish as entertainment district.
- Provide adequate parking.
- Improve aesthetics in the downtown district.
- Identify areas in Downtown (or elsewhere) that should be redevelopment targets

Your thoughts –



X - Community Connections – With the highway and railway bisecting the community it is important to provide connections to both sides of town.

- Work with MnDOT to create connections between the north and south sides of town.
- Use the updated Parks and Trails plan to enhance connections.
- Create visual pathways to the lake from the downtown.

Your thoughts –

Any additional Comments?





Howard Lake Issues Map

-  **Future Commercial Expansion -**
Preserve Appropriate areas for commercial economic development

-  **Industrial Expansion -**
Road Connections, Environmental Constraints, Maintain Employment Levels

-  **Mixed Use -**
Introduce new housing types near Downtown, Provide greater commercial opportunities

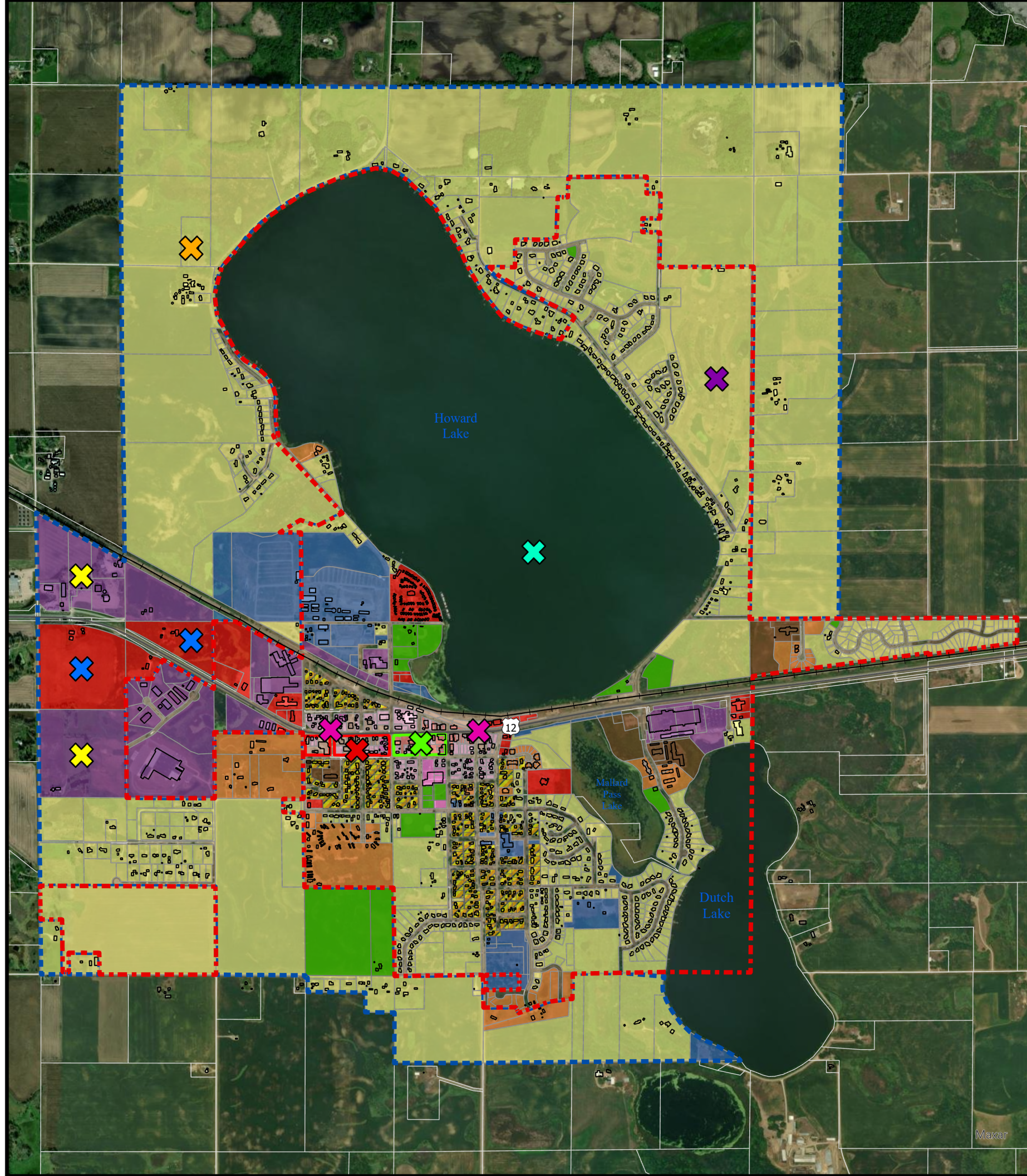
-  **Downtown Improvements -**
Increase Economic Activity, Improve appearance
















-  **Cross-Highway Connections -**
Safe crossings for pedestrians

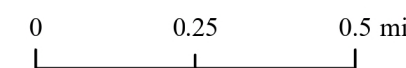
-  **Golf Course Redevelopment -**
Determine Appropriate Use For Context

-  **Residential Expansion-**
Annexation around the Lake, Utility Extension

-  **Lake Quality**
Lake water quality and clarity, Lake access



-  Commercial
-  Downtown Commercial
-  Downtown Commercial Fringe
-  Downtown MIX Use
-  Industrial
-  Institutional
-  Low Density Residential
-  Traditional Residential
-  Medium Density Residential
-  High Density Residential
-  Parks & Open Space
-  Redevelopment
-  Railroad
-  Highway-12
-  City Boundary
-  Short Term OAA Boundary



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