

PLANNING FRAMEWORK

I. Introduction

Active, ongoing and meaningful citizen involvement is essential to the successful development and implementation of a comprehensive planning program. Recognizing this fact, the Alexandria Comprehensive Plan has been developed through a process of extensive citizen participation. The City recognized that in order to effectively prepare, and more importantly, implement the recommendations of the plan, the public must have the opportunity to be involved in the process.

The Alexandria City Council selected the Planning Commission to act as the Comprehensive Plan Committee. The seven-member Planning Commission is appointed in an advisory capacity to the City Council. Over the course of a six month timeframe, the Planning Commission invested considerable time in reviewing and analyzing data, identifying issues and concerns, assessing community development options, formulating policy recommendations and developing a future land use map in an effort to anticipate and provide for future growth and development.

Much of the data used throughout the Plan was produced by any number of federal, state, county, and non-governmental agencies. Additionally, technical analysis and GIS technology was employed to guide rational recommendations which relate to community values. Sources of data is cited throughout each Chapter of the Plan.

II. Overview of the Citizen Participation Process

Underscoring the importance of citizen input in the Comprehensive Plan update process, the Comprehensive Plan included a public education/involvement component. By actively educating and receiving input from the public, the Planning Commission could develop supportable and attainable goals. All meetings of the Planning Commission were open to the public. A variety of media sources were targeted to advertise meetings, and residents were encouraged to attend the community meetings and/or offer written comments. The consultant also invited representatives from community organizations to participate. Additionally, the City encouraged public participation at the community meeting through a public outreach announcements and a mailing to business owners (hardcopy and electric) for the business meeting. The invitation explained the Comprehensive Plan process, outlined the schedule for element review, and welcomed community participation. A written record of the planning process including technical presentations, discussion of development options, surveys and results and the intent of actions and proposals are maintained and kept on file at Alexandria City Hall.

To accomplish this program, the Alexandria Comprehensive Plan included the following tools:

- Community-wide survey
- Two public participation and education meetings
- Open Planning Commission meetings
- Project specific Web-link
- Interviews
- Public Hearing

A. Surveys

The first tool implemented in securing public input was a community-wide citizen survey. A citizen survey was made available all property owners within and outside of the City. The respondents answered questions as they related to quality of life, housing, transportation, economic development, parks and recreation, public facilities, general

government and land use. A total of sixty-one surveys were completed and returned to the City. The surveys and results were tabulated and reviewed with the Planning Commission. A copy of the survey and results are provided following this Chapter.

Additionally, a business survey was distributed to the business and commerce community which addressed economic development issues. A total of seventeen surveys were returned. This survey and results are located at the close of this Chapter.

B. Public Participation/Education Meetings

Two public participation and education meetings were held: a Community Meeting January 17th, at Alexandria City Hall, and a Business Meeting on April 19th at City Hall. At both meetings participants were able to express their feelings regarding various topics.

At the onset of each meeting a presentation was conducted to educate the participants on some of the survey results, where the City currently stood in relation to various local and regional trends, and the significance of the Comprehensive Plan and meetings. All participants were afforded an equal voice in identifying their issues.

Utilizing a game board style questionnaire and round table discussion, all comments, identified by each individual, were recorded. After recording the comments on each topic, the group reporters were asked to summarize each roundtable discussion. The comments from both public participation meetings are located at the end of this Chapter.

During community meetings, participants in the Comprehensive Planning process identified Alexandria's strengths or most positive attributes. Among the top items noted were:

- Lakes
- Location and Interstate 94
- Small town atmosphere, sense of community, civic pride
- School system
- Medical facilities

Throughout the Comprehensive Planning Process, participants in the Community Survey, Community meeting and Business Meeting were asked what the major challenges facing the community are. Following are the most common responses:

- Growth management
- Lakes management
- Creating quality jobs
- Transportation and Traffic

City Planning staff were also regular presenters at a variety of community informational meetings such as Sertoma, Leadership Alexandria, Downtown Merchants Association, etc. These meetings involved participant/presenter dialogue, game board style questionnaires and round table discussions.

C. Monthly Planning Commission Meetings

The Planning Commission met on a monthly basis to review and comment on the different plan elements being prepared. These meetings were advertised and the public was invited to attend these open meetings.

D. Project Specific Web-Link

All Chapters were posted on a website provided by the consultant. On this project specific page, the residents were able to educate themselves on the comprehensive plan process, learn key project submission and meeting dates, review text versions of the plan and the citizen survey and provide comments or questions.

E. Public Hearing

Through the Planning Commission, the plan was formalized and recommended to the City Council on June 18, 2007, following a public hearing. The Plan was officially adopted on (see Resolution No. 2007-___)

Alexandria Comprehensive Plan Community Survey Results

61 SURVEYS TOTAL RETURNED

QUALITY OF LIFE

1. Please list what you think are the two best aspects of day-to-day life in Alexandria.

RESPONSE	NUMBER	PERCENT
People	22	25%
Small town atmosphere	18	20%
Business variety	11	12%
Lakes	9	10%
Low traffic/congestion	6	7%
Cleanliness of City	5	6%
Recreational opportunities	5	6%
Schools	3	3%
Low crime rate	2	2%
Churches/worship facilities	2	2%
Nice town	2	2%
Natural resources/environ.	2	2%
Highway access good	1	1%
Major retailers here	1	1%
TOTAL	89	100%

2. Please list what you believe are major challenges facing Alexandria?

RESPONSE	NUMBER	PERCENT
Manage growth	20	23%
Traffic	16	19%
Sustaining schools	11	13%
Jobs	10	12%
Housing	9	10%
Low wages	4	5%
City officials	2	2%
Too many malls	2	2%
Crime/safety	1	1%
Jail	1	1%
Downtown is dying	1	1%
Zoning enforcement	1	1%
People	1	1%
Environment	1	1%
Road repair	1	1%
Management of City Hall	1	1%
Sewer	1	1%
Parking	1	1%
High taxes	1	1%
Lack industry	1	1%
TOTAL	86	100%

3. Who do you see living here thirty years from now (age, income level, total population, race and ethnicity)?

RESPONSE - Age	NUMBER	PERCENT
Population will be older	20	53%
Both older & younger	9	24%
Same	7	18%
Population will be younger	2	5%
TOTAL	38	100%
RESPONSE - Income	NUMBER	PERCENT
Same	20	67%
Income higher	4	13%
Mix of high/low income	4	13%
Income lower	2	7%
TOTAL	30	100%
RESPONSE - Total pop. level	NUMBER	PERCENT
Population higher than today	11	48%
Same	10	43%
Population lower than today	2	9%
TOTAL	23	100%
RESPONSE - Race	NUMBER	PERCENT
Same	13	57%
Mix of races	6	26%
Higher %age caucasian	3	13%
Higher %age other races	1	4%
TOTAL	23	100%
RESPONSE - Ethnicity	NUMBER	PERCENT
Same	11	65%
More variety ethnicity	3	18%
Less ethnic variety	2	12%
TOTAL	17	100%

4. What level of infrastructure/facilities do you want (i.e. paved streets, stormwater management facilities like curb/gutter, parks, trails, community center, library)?

RESPONSE	NUMBER	PERCENT
Community center	28	20%
Paved streets	21	15%
More parks	21	15%
Curb & gutter	19	14%
Trails	19	14%
Other	17	12%
Library	15	11%
TOTAL	140	100%

5. What is the one **major** improvement that would make living in Alexandria better for you?

RESPONSE	NUMBER	PERCENT
Move airport	6	13%
New school	5	10%
Community center	4	8%
Complete 'bypass'	4	8%
Better wages/job opport.	3	6%
Better planning/vision	2	4%
Clean/reclaim lakes	2	4%
Tear down old houses, replace	2	4%
Addl. I-94 interchange	1	2%
Affordable housing	1	2%
Better roads	1	2%
Indoor public pool	1	2%
Larger lots/more person. Space	1	2%
Like the way it is	1	2%
Local routes to bike trails	1	2%
Lower rent: comm. & resid.	1	2%
Medical clinic open on Sunday	1	2%
More local shopping opps.	1	2%
More safety measures	1	2%
Move jail from resid. area	1	2%
Move racetrack	1	2%
Public transit	1	2%
Qaulity recreation facility	1	2%
Strict enforcement -rental ord.	1	2%
Student hsg. complex by tech.	1	2%
Trails around lakes	1	2%
Wellness opportunities	1	2%
YMCA club	1	2%
TOTAL	48	100%

HOUSING

6. How would you describe the current condition of the existing housing stock in Alexandria?

EXCELLENT GOOD FAIR POOR

RATING	NUMBER	PERCENT
Excellent	2	4%
Good	34	72%
Fair	8	17%
Poor	3	6%
TOTAL	47	100%

7. The most advantageous mixture of housing types within Alexandria would be the following:

Type/Amount	0-5%	6-10%	11-15%	16-20%	21-30%	31-40%	41-50%	51-60%	61-70%	71-80%	81-90	91-100	Total
General occ. apartment	10	25	8	3	1	0	0	1	0	0	0	0	48
Condominiums/townhomes	23	14	5	2	0	0							44
Entry level sf houses	16	15	13	4	1	0	0	0	0	0			49
Move up sf houses	3	6	11	12	9	3	3	0	0	0			47
Empty nester housing	0	6	10	14	14	2		1		1			48
Senior apartments	8	21	7	6	2	1							45
Assisted living facility	28	20	0	1	0	0							49
Total	88	107	54	42	27	6	3	2	0	1	0	0	330

8. The most advantageous mixture of housing values/gross rents within Alexandria would be the following:

Type/Amount	0-5%	6-10%	11-15%	16-20%	21-30%	31-40%	41-50%	51-60%	61-70%	71-80%	81-90	91-100	Total
Rent 500 or less	7	19	2	7	0	1	0	0	0	0	0	0	36
Rent 501 to 750	2	15	10	11	4	0	0	0	0	0	0	0	42
Rent 751 or more	5	19	6	3	4	0	1	0	0	1	0	0	39
150,000 housing value or less	3	6	4	13	10	2	2	1	0	0	0	0	41
150,001 - 250,000 home value	0	4	0	13	19	2	2	0	1	0	0	0	41
Dwellings over 250,000	9	10	9	6	5	1	0	0	0	0	0	0	40
Total	26	73	31	53	42	6	5	1	1	1	0	0	239

TRANSPORTATION

9. In your opinion, what is the physical condition of roads in the community?

	EXCELLENT	GOOD	FAIR	POOR
RATING	NUMBER	PERCENT		
Excellent	2	4%		
Good	32	70%		
Fair	11	24%		
Poor	1	2%		
TOTAL	46	100%		

10. Are there areas in the community where improvement of the condition of roadways should be a priority, if so where?

RESPONSE	NUMBER	PERCENT
50th	6	14%
42	5	12%
Downtown - congestion	5	12%
Fillmore	5	12%
Collector/arterial E & W of city	4	10%
18th Avenue	2	5%
CR 11	2	5%
New 19th Avenue no	2	5%
New 19th Avenue yes	2	5%
22	1	2%
27	1	2%
29	1	2%
Around lakes	1	2%
Downtown - add parking	1	2%
Leave 42 as is	1	2%
Local street (condition of)	1	2%
North Nokomis	1	2%
Township roads	1	2%
TOTAL	42	100%

11. Are you aware of any existing or pending transportation/traffic issues in the City that have not been addressed, both motor and pedestrian? Where, describe.

RESPONSE	NUMBER	PERCENT
Cars don't yield to pedestrians	5	20%
Need trails around lake(s)	5	20%
Hawthorne & Fillmore	3	12%
50th	2	8%
Airport (relocate)	2	8%
Motorists run red lights	2	8%
Add second interchange I-94	1	4%
Hwy. 27/CR45 & I-94	1	4%
Need transportation study	1	4%
Nokomis	1	4%
Railway crossing at 8th	1	4%
Road thru Tech. College (close)	1	4%
TOTAL	25	100%

12. Are there sufficient pedestrian walking opportunities and areas?

RATING	NUMBER	PERCENT
Yes	19	59%
No	13	41%
TOTAL	32	100%

13. Is it easy to get around your neighborhood? ___ YES ___ NO

RATING	NUMBER	PERCENT
Yes	32	82%
No	7	18%
TOTAL	39	100%

14. Is it easy to get around the downtown? ___ YES ___ NO If not, where are the deficiencies?

RATING	NUMBER	PERCENT
Yes	37	84%
No	7	16%
TOTAL	44	100%

Comment: need addl. Parking

ECONOMIC DEVELOPMENT

15. In your opinion what businesses/services would be a pleasant addition to the community?

RESPONSE	NUMBER	PERCENT
Restaurants (general)	8	13%
Best Buy	7	11%
Applebees	6	10%
Department stores (General)	5	8%
Malls	5	8%
Kohl's	4	6%
High tech industry	3	5%
Italian restaurant	3	5%
Fine dining	2	3%
High end women's clothing	2	3%
Lowes	2	3%
Recreational places	2	3%
Athletic/armory complex	1	2%
Buffalo Wild Wings	1	2%
Café Bella	1	2%
Cold Stone Cremary	1	2%
Electronic repair	1	2%
High end grocery	1	2%
High school	1	2%
Home Depot	1	2%
Internatl. communications access	1	2%
Manufacturing jobs	1	2%
Private businesses	1	2%
Red Lobster	1	2%
Westside Liquor	1	2%
YMCA	1	2%
TOTAL	63	100%

16. What area(s) or specific properties in the community should be targeted for future commercial/industrial development?

RESPONSE	NUMBER	PERCENT
Industrial Park	6	15%
Airport	5	12%
Freeway	5	12%
South	4	10%
3rd Ave. East	3	7%
Southwest	3	7%
Cr Rd 46 (east of railway)	2	5%
East	2	5%
2nd Ave	1	2%
50th Avenue	1	2%
Fairgrounds	1	2%
Hwy 29	1	2%
Lake Agnes waterfront	1	2%
N. Nokomis	1	2%
North	1	2%
Northwest	1	2%
Old bowling alley	1	2%
Southeast	1	2%
West	1	2%
TOTAL	41	100%

PARKS

17. What park facilities would most add to the quality of life in Alexandria?

RESPONSE	NUMBER	PERCENT
Playground equipment	13	16%
Athletic fields	25	32%
Picnic shelters	13	16%
Trails	28	35%
TOTAL	79	100%

Comment: ATV trails

18. How often have you used a public park in the past six months? _____

RESPONSE	NUMBER	PERCENT
1	5	13%
2	3	8%
3	4	10%
4	2	5%
5	2	5%
6	1	3%
7	0	0%
8	0	0%
9	0	0%
10	9	23%
11	0	0%
12	4	10%
13	0	0%

14	0	0%
15	0	0%
16	0	0%
17	0	0%
18	0	0%
19	0	0%
20	2	5%
None	8	20%
TOTAL	40	100%

19. Are all areas of the City served well by existing parks facilities? ___ YES ___ NO, Where are there deficiencies?

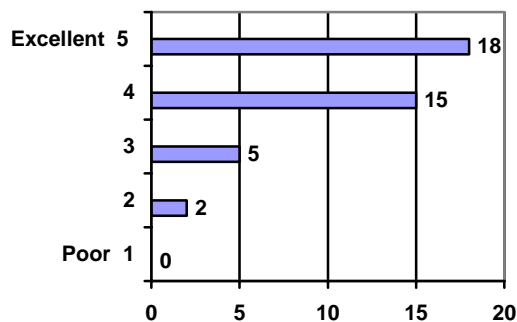
RESPONSE	NUMBER	PERCENT
YES	18	49%
NO	19	51%
	37	100%

WHERE DEFICIENT?

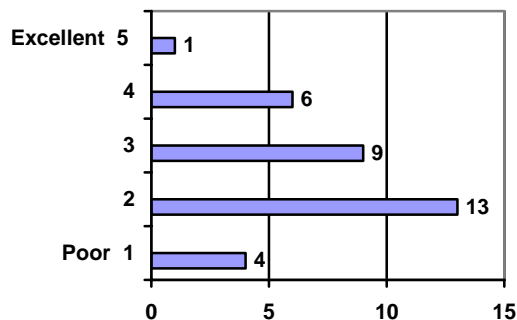
- Need large parks
- Parks in north & south
- Outside city limits
- Trails along railway
- Trails along lakes
- Trails/paths 50th Avenue
- NE & SE

20. How would you rank the condition of each existing park on a scale of 1 to 5 with 1 being poor and 5 being excellent?

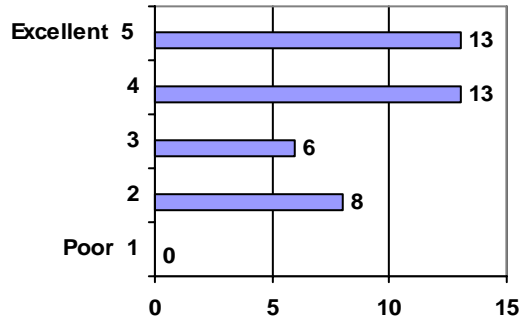
City Park (One block west of CR 42 (North Nokomis))



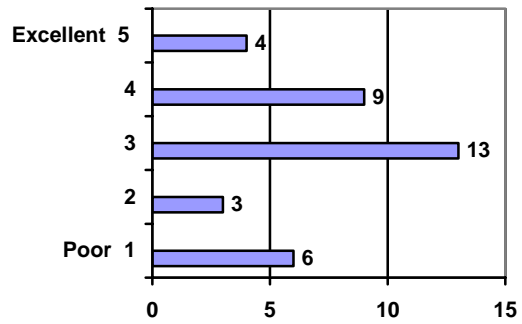
Legion Park (Broadway and 8th Avenue West)



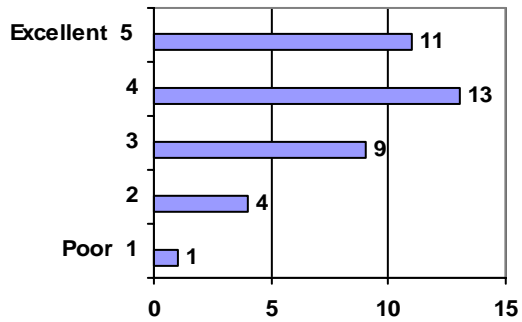
Noonan Park (Nokomis and 10th Avenue East)



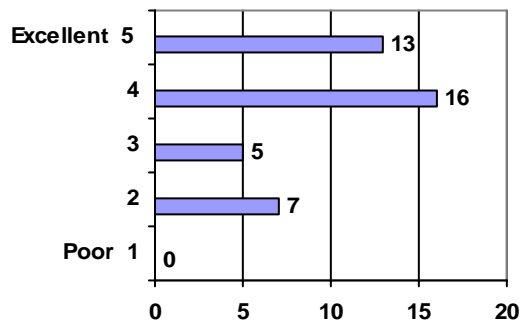
Runestone Park (Highway 27 East)



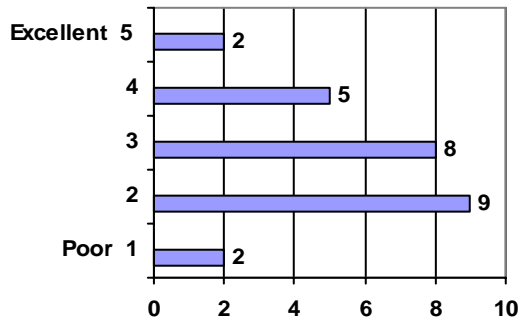
Knute Nelson Memorial Ball Park (5th Avenue West)



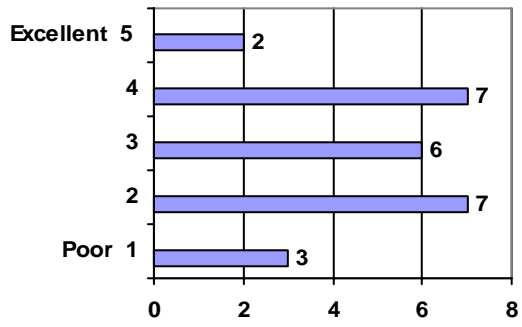
Fillmore Park (15th and Fillmore Street)



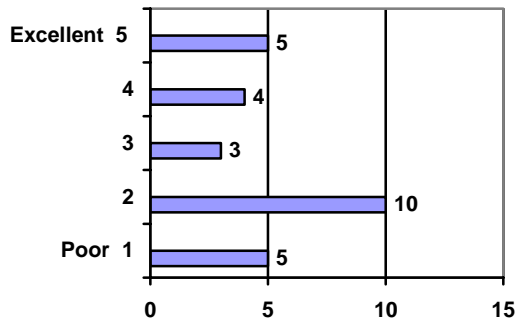
Fred Foslien Park (Knute Street, 2 blocks S of Hwy. 27)



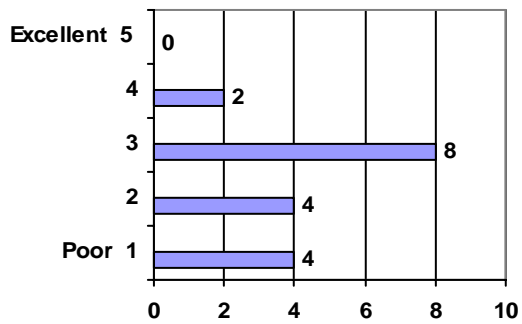
Lake Agnes Park (S shore of Lake Agnes along CR 37)



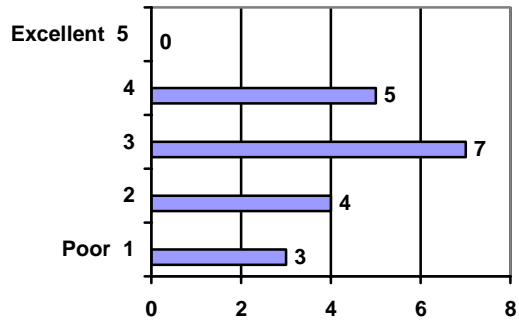
Goose Park (5th Ave. West and Douglas)



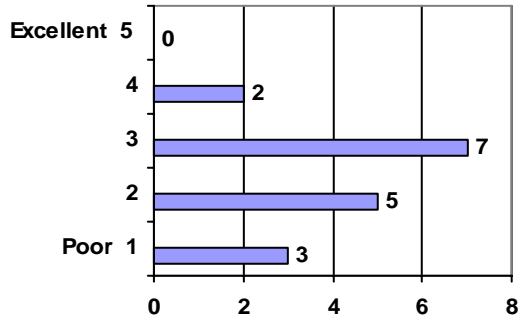
Manor Hills Park (Springdale and Manor Drive)



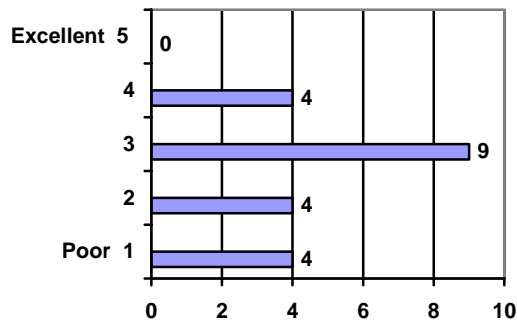
Geneva Crest Park (Geneva Dr. and Basswood Lane)



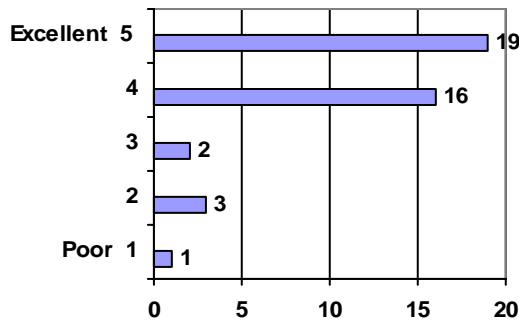
Lakeview Park (Lake Park Avenue and Runestone Place)



Great Northern Park



Central Lakes Trail



21. What one major recreation improvement would you like to see made in Alexandria during the next five years?

RESPONSE	NUMBER	PERCENT
YMCA	11	24%
Sports complex	8	17%
Indoor pool	4	9%
Recreation facility	4	9%
Bike routes	3	7%
Community center	3	7%
More walking/biking trails	3	7%
Outdoor pool	3	7%
Fix beach	2	4%
Consolidate park & rec depts	1	2%
Indoor walking	1	2%
More connections to Cent. Lakes trail	1	2%
More family rec. opps.	1	2%
Public uses for lakes	1	2%
TOTAL	46	100%

22. Do you think the following groups have sufficient recreational opportunities in Alexandria:

TYPE SERVED	NUMBER	PERCENT
CHILDREN		
YES	30	73%
NO	11	27%
TEENS		
YES	19	48%
NO	21	53%
ADULTS		
YES	23	55%
NO	19	45%
SENIORS		
YES	25	63%
NO	15	38%
FAMILIES		
YES	23	58%
NO	17	43%
TOURISTS		
YES	30	68%
NO	14	32%

POLICY – ELECTED OFFICIALS – GENERAL GOVERNMENT

23. Do you feel you are informed about City Council decisions?

YES NO

RESPONSE	NUMBER	PERCENT
YES	27	61%
NO	17	39%

24. Do you feel community members/officials/organizations work together? ___ YES ___ NO

RESPONSE	NUMBER	PERCENT
YES	21	49%
NO	22	51%

25. Is local government responsive and are services provided equitably? ___ YES ___ NO

RESPONSE	NUMBER	PERCENT
YES	23	56%
NO	18	44%

THIS PART OF THE SURVEY ASSISTS CITY LEADERS IN PRIORITIZING PROJECTS/ISSUES:

THE FOLLOWING RULES APPLY:

- Please complete this questionnaire independently without consulting others.
 - Please circle either one statement or the other (not both or neither).
 - Please interpret each question as you see fit.
1. In regard to future development and redevelopment would you encourage the City to emphasize a development style which:
 - a. Primarily encourages mixed uses (e.g. mixed housing types/densities; mixed uses like housing and commercial). **33%**
 - b. Primarily features tiered land uses (e.g. separate commercial and single family residential zones with a buffer zone of multiple family residential land use). **67%**
 2. In future residential development would you encourage the City to place more emphasis:
 - a. On the development of affordable housing. **75%**
 - b. Maintaining larger lots. **25%**
 3. When managing future growth in parcels abutting existing areas with public water/sewer should the City:
 - a. Specify where urban growth can occur and at what time. **82%**
 - b. Allow the price of land to dictate where and when development adjacent to urban areas occurs. **18%**
 4. Would you encourage the City to provide/maintain open space within the City by:
 - a. Requiring larger lot sizes. **20%**
 - b. Allowing smaller lot sizes and grouping open space areas for public use and to protect landscape features such as wetlands, woodlands, hills, viewsheds from roadways, etc. **80%**
 5. Recognizing both are important would you encourage the City to place more emphasis on:
 - a. Quality of life facilities, opportunities and amenities (park and trail system development, recreational programs, educational/cultural opportunities). **70%**
 - b. Keeping taxes low. **30%**
 6. Recognizing both are important would you encourage the City to place more emphasis on:

- a. Encouraging commercial development on lots with highway frontage. 20%
 - b. Encourage development/redevelopment in the downtown. 80%
7. Would you encourage the City to:
- a. Develop more, smaller parks used by neighborhood and community residents. 47%
 - b. Develop a few larger parks that are used by all City and area residents/tourists. 53%
8. Would you encourage the City to:
- a. Fix up and/or enhance existing parks and recreational areas. 54%
 - b. Accept the donation of additional parkland in developing areas. 46%
9. Recognizing that both are important, should the City:
- a. Place greater emphasis attracting more rooftops to the community. 16%
 - b. Place greater emphasis on diversifying the tax base (e.g. adding commercial/industrial uses). 84%
10. Recognizing that both are important, should the City:
- a. Place greater emphasis on attracting commercial/service developments (retail, personal services, etc.). 33%
 - b. Place greater emphasis on attracting industrial development (adding jobs to the community). 67%
11. Would you encourage the City to:
- a. Employ advanced standards for aesthetics for businesses (e.g. require portions of building facades utilize prescribed exterior building materials; landscaping standards) as a means of preserving property values and promoting aesthetically pleasing corridors. 93%
 - b. Pursue less stringent standards (e.g. allow pole buildings; do not require landscaping) as a means of attracting more business. 7%
12. Recognizing both are important would you encourage the City to place greater emphasis on:
- a. Roadway construction and improvement projects. 47%
 - b. Enhancing park and recreational facilities and trail systems. 53%
13. Regarding future development would you encourage the City to:
- a. Require all development pay for itself (require trunk area charges, water/sewer access charges, roadway/storm sewer impact fees, parkland dedication/fees, require plat/plan review fee/escrow, etc). 53%
 - b. Participate sharing of development costs in a limited manner as a means of attracting growth. 47%
14. Would you encourage the City to promote/retain image/ambiance in the community by:
- a. Implementing historic preservation, site design, landscaping and outdoor storage standards. 74%
 - b. Allowing development to occur as it has been. 26%

15. Would you encourage the City to preserve the rural, small town nature of the City:

- a. By limiting growth in rural areas. 14%
- b. Working with developers to design residential environments that are fully compatible with adjacent areas (e.g. limit foundation size, building height; require landscaping techniques that preserve native vegetation, woodland and wildlife communities). 86%

16. Would you encourage the City to:

- a. Place restrictions on the size, bulk, type, design, height and/or number of business signs as a means of promoting business corridor aesthetics/unity. 87%
- b. Allow business owners the freedom to advertise as they desire with fewer restrictions. 11%

**PLEASE FEEL FREE TO ADD OTHER SPECIFIC COMMENTS NOT ADDRESSED ELSEWHERE BELOW.
THANK YOU!**

GENERAL COMMENTS SUBMITTED:

Alexandria looks junky from wherever you drive

Too many pole shed businesses

Preserving our small town nature isn't really all that important

There's quite a large area of highly undevelopable land west of the railway in southern Alex. that could make a great ATV park

Alexandria Business Survey Results

17 Surveys Returned

1. **What kind of business do you own?**

	<i>Number</i>	<i>Percent</i>
Manufacturin	6	38%
Sevice	7	44%
Retail	1	6%
Construction	2	13%
Total	16	100%

2. **Where is your business located?**

	<i>Number</i>	<i>Percent</i>
Within the Ci	11	73%
Within two m	4	27%
Beyond two i	0	0%
Total	15	100%

3. **How would you rate the pace of your bu**

	<i>Number</i>	<i>Percent</i>
Robust	3	21%
Good	8	57%
Steady	3	21%
Declining	0	0%
Barely makin	0	0%
Total	14	100%

4. **How long have you operated your business in Alexandria?**

	<i>Number</i>	<i>Percent</i>
One year	0	0%
Two years	1	6%
Three years	0	0%
Four years	1	6%
Five years	2	13%
Six years	0	0%
Seven years	0	0%
Eight years	0	0%
Nine years	0	0%
Ten years	0	0%
11 to 15 year	4	25%
16-20 years	1	6%
21-25 years	2	13%
26-30 years	1	6%
More than 30	4	25%
Total	16	100%

5. **How many employees?**

	<i>Number</i>	<i>Percent</i>
Less than fiv	1	7%
Six to 10	2	13%
11 to 15	1	7%
16 to 20	1	7%
21 to 25	0	0%
26 to 30	2	13%
31 to 50	2	13%
51 to 100	2	13%
101 to 150	0	0%
151 to 200	0	0%
201 to 250	2	13%
251 to 300	1	7%
More than 300	1	7%
Total	15	100%

6. **Why do you operate a business in Alexandria?**

Response *Number* *Percent*

Born here	2	13%
Live here	3	20%
Lifetime resic	1	7%
Growth poter	1	7%
Business clin	3	20%
Community c	1	7%
Good place to li	3	20%
Business found	1	7%
Total	15	100%

7. **What will the city's population be twenty years from today?**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
#####	4	29%
#####	1	7%
#####	7	50%
#####	1	7%
#####	1	7%
Total	14	100%

8. **What percent of your business is:**

																	Average
City of Alex.	10	60	75	80	0	0	85	80	45	0	20	80	5	0	40		39
Central MN.	10	27	25	10	5	5	12	20	45	10	30	20	5	0	40		18
Twin Cities	5	10	0	3	20	30	3	0	2	2	0	0	0	5	0		5
Statewide	10	3	0	5	10	40	0	0	5	0	50	0	80	0	15		15
Nationwide	60	0	0	2	60	15	0	0	3	88	0	0	10	95	5		23
International	5	0	0	0	5	10	0	0	0	0	0	0	0	0	0		1
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100		

9. **What are the top two items that would make your business more profitable?**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
More busine:	4	22%
Larger popul	3	17%
Lower taxes	1	6%
Getting answer:	1	6%
Lower insura	1	6%
Lower cost o	1	6%
Economic gr	1	6%
Gas tax	1	6%
Better emplo	1	6%
Less vendor:	1	6%
Lower fuel cc	1	6%
Increased produ	1	6%
Increased sales	1	6%
Total	18	100%

10. **How important is access to high speed internet for your company?**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
Extremely	7	47%
Very	4	27%
Somewhat	3	20%
Not Very	1	7%
Don't need	0	0%
Total	15	100%

11. **What can city do to support business?**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
Support C/I gro	2	14%
Support busine:	1	7%
Less governme	1	7%
Market Alex. as	1	7%
Lower taxes	1	7%
Offer financial ir	1	7%

Promote busine	1	7%
Promote transp	1	7%
Provide cost eff	1	7%
Keep taxes low	1	7%
Continue to ask	1	7%
Make city attrac	1	7%
Support educati	1	7%
Total	14	100%

12. **Interested in low interest loan?**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
Yes	6	40%
No	9	60%
Total	15	100%

13. **Should City offer tax abatement or tax increment financing to assist businesses?**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
Yes	12	86%
No	2	14%
Total	14	100%

14. **When should business assistance (financial) be considered?**

<i>Response</i>	<i>Number</i>
When new jobs	12
Substand.bldg.	10
Bldg. razed	5
Other: not at all	1
Total	28

15. **How important is residential sector for your company?**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
Extremely	3	20%
Very	7	47%
Somewhat	4	27%
Not Very	1	7%
Don't need	0	0%
Total	15	100%

16. **Should the City:**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
a. Place greater emphasis attracting more	0	0%
b. Place greater emphasis on	14	100%
Total	14	100%

17. **How satisfied are you with existing utilities in Alex?**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
Extremely	0	0%
Very	8	53%
Somewhat	7	47%
Not Very	0	0%
Very dissatis	0	0%
Total	15	100%

18. **How satisfied are you with current transportation network in Alex?**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
Extremely	0	0%
Very	4	29%
Somewhat	7	50%

Not Very	3	21%	* slow and inconvenient were cited as why not very satisfied
Very dissatis	0	0%	
Total	14	100%	

19. **What businesses/services would be nice addition to Alex?**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
Retail	4	21%
Services	3	16%
Kohl's	2	11%
3M	1	5%
ITT	1	5%
Surgical units	1	5%
Food franchises	1	5%
Best Buy	1	5%
Fine dining	1	5%
Manufacturing	1	5%
Accting/book ke	1	5%
Infrastructure fir	1	5%
Food/beverage	1	5%
Total	19	100%

20. **Should the City:**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
a. Place greater emphasis attracting commercial/service	1	7%
b. Place greater emphasis on attracting industrial	13	93%
Total	14	100%

21. **Should the City:**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
a. Place greater emphasis attracting a. Encouraging	10	71%
b. Place greater emphasis on attracting new development/r	4	29%
Total	14	100%

22. **Should the City:**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
a. Emphasis new development which	4	29%
b. Emphasize tiered development.	10	71%
Total	14	100%

23. **What specific areas should be targeted for new C/I growth?**

<i>Response</i>	<i>Number</i>	<i>Percent</i>
Move airport & j	5	50%

Current industri.	2	20%
I-94	2	20%
No new until inf	1	10%
Total	10	100%

24. **Even if the City continues to grow, it is critical that Alexandria preserve its small town characteristics**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	0	1	0	0	4	2	7	8	1	2
	1 Strongly Disagree					10 Strongly Agree				

25. **Generally speaking, the City is well run and the future looks very bright for Alexandria**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	0	0	0	0	0	3	8	4	0	0
	1 Strongly Disagree					10 Strongly Agree				

26. **The design and aesthetics of commercial/industrial buildings in Alexandria compared to most communities is**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	0	0	1	0	4	3	5	1	0	0
	1 Strongly Disagree					10 Strongly Agree				

27. **The airport should be relocated from its current location to allow commercial/industrial expansion**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	0	2	0	0	0	1	2	4	1	5
	1 Strongly Disagree					10 Strongly Agree				

28. **There is a shortage of affordable housing to attract a work force within the community**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	1	0	4	0	4	1	3	1	1	0
	1 Strongly Disagree					10 Strongly Agree				

29. **The business signage in Alexandria compared to most communities is**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	0	0	0	1	5	3	4	1	0	0
	1 Strongly Disagree					10 Strongly Agree				

30. **The City should place restrictions on the size, bulk, type, design, height and/or number of business signs as a means of promoting unity**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	1	0	2	1	2	2	3	1	2	1
	1 Strongly Disagree					10 Strongly Agree				

31. **The City should employ advanced standards for aesthetics for businesses**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	1	1	1	1	4	1	2	1	1	2
	1 Strongly Disagree					10 Strongly Agree				

32. **There seems to be good cooperation in the community within and between organizations**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	0	0	0	1	3	3	4	2	2	0
	1 Strongly Disagree					10 Strongly Agree				

33. **The community (not just the City) needs to do more to preserve its historical structures and celebrate its heritage**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	0	0	3	1	3	3	3	1	1	0
	1 Strongly Disagree					10 Strongly Agree				

34. **There is ample parking available in the downtown**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	0	0	4	4	0	4	3	0	0	0

35. **Streets are very well maintained in Alexandria compared to other communities or design of roadways should be a priority? If so where.**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	0	1	0	0	4	2	5	3	0	0
	1 Strongly Disagree					10 Strongly Agree				

36. **Are there areas or streets in the community where improvement of the condition**

Response	Number	Percent
Yes	9	90%
No	1	10%

Total 10 100%

Priority areas:

- Local streets
- McKay (2 responses)
- Donovan Drive (2 responses)
- Hwy. 27 (2 responses)
- I-94
- Nikomos
- Fillmore (2 responses)
- Hwy. 29
- CR 42

37. **Stormwater management and flooding is a problem in the community**

Response	1	2	3	4	5	6	7	8	9	10
Number of responses	0	0	2	2	4	3	0	2	0	1

38. **Tax dollar allocation.**

													Average
Police	0.25	0.4	0.3	0.3	0.25	0.3	0.25	0.3	0.25	0.1	0.25	0.25	\$0.27
PW	0.4	0.2	0.3	0.2	0.2	0.3	0.25	0.1	0.25	0.7	0.4	0.35	\$0.30
Fire	0.2	0.2	0.15	0.3	0.25	0.2	0.25	0.2	0.2	0.1	0.2	0.2	\$0.20
Parks	0.1	0.1	0.15	0.1	0.15	0.1	0.15	0.2	0.25	0.05	0.1	0.1	\$0.13
Library	0.05	0.1	0.1	0.1	0.15	0.05	0.1	0.2	0.05	0.05	0.05	0.1	\$0.09

39. **Should the City:**

Response	Number	Percent
a. Place greater emphasis on quality of life	9	75%
b. Place greater emphasis on	3	25%
Total	12	100%

40. **Three most positive aspects of doing business in Alex?**

Response	Number	Percent
People	7	22%
Location - 94	7	22%
Quality of life - I	5	16%
Diversity of eco	3	9%
Community feel	2	6%
Safety	1	3%
Future potential	1	3%
Service	1	3%
Loyalty	1	3%
Growing	1	3%
Utilities	1	3%
Technical Colle	1	3%
Decent selectio	1	3%
Total	32	100%

41. **Three most challenging aspects of doing business in Alex?**

Response	Number	Percent
Taxes	4	17%
Not enough bra	2	9%
Wages vs. cost	2	9%
Fees	1	4%
City not helpful	1	4%
Low amt. of dist	1	4%
Regional transp	1	4%
Workforce	1	4%

Attracting qualit	1	4%
Competition for	1	4%
Seasonal popul	1	4%
Not large enoug	1	4%
Finding quality €	1	4%
Building codes	1	4%
Lack of daycare	1	4%
Distance to Twi	1	4%
Available pool c	1	4%
Large gap in inc	1	4%
Total	<u>23</u>	<u>100%</u>

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 1

Group Exercises

Community Assessment

Positives Lakes
 Small town atmosphere
 Medical System
 Schools

Challenges Need regional planning/infrastructure
 Creating high quality jobs
 School facilities

Three words to describe Alexandria

Words Friendly
 Beautiful
 Progressive

Housing Issues/Needs

Needs Student housing (opportunities and make sure fit in)
 Affordable workforce housing
 Housing rehabilitation

Transportation - Concerns

Concerns Regional ground & air transportation
 Better pedestrian crossings needed
 Volume of traffic & traffic flow high density commercial areas

Utilities - Concerns

Concerns Planning/accomodating growth
 Stormwater planning
 Availability of utilities

Parks/Open Space

Areas served? Yes, areas are well served; could develop lake access from Central Lakes Trail system
Desired serv. More playground equipment, more trails, some additional athletic fields, have enough picnic areas

Rate of Growth

Rate desired Steady rate of growth desired

Natural Resources

What to protect Lakes
 Greenways/open spaces
 Wooded areas

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 1

Individual Responses

Introduction

How long in Alex?	Less than 1 yr:	1
	More than 1, Less than 5:	2
	Six to ten years:	1
	Over ten years:	2
	Outside of city limits:	4

Where Live?	In Alexandria:	3
	Township (Douglas Co):	3
	Retired:	4
	Twin Cities Metro:	0
	Other:	0

Community Assets - What you want

Wants:	New school:	2
	Kids activities	3
	Water quality	2
	Pool in community	2
	Managed growth	1
	Trails	1

Asset Ranking

Item:	<i>Lakes</i>	<i>Sense of community</i>	<i>Downtown</i>	<i>Location: 94</i>	<i>Schools</i>
Score: Aggreg.	3.78	2.44	3.67	2.78	2.56

Note: 5 = most important asset, 1 = least important asset

Neighborhood Concerns

Concerns	Traffic:	3
	Tourists	1
	Stormwater control:	1
	Shoreland regs	1
	Taxes	1
	Mini malls & office space	1

Rate of Growth:

Rate:	<i>Rapid</i>	<i>Steady</i>	<i>No Major change</i>	<i>Decrease</i>
# responses:	1	8	0	0

Economic Development

Industry desired: Aircraft maintenance
Biotechnology
Manufacturing of alternative energy equipment

Retail/Business Desired: Fine dining
Local TV station
Department store
Pet stores
Youth activities

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 2

Group Exercises

Community Assessment

Positives Lakes & lake quality
 Vibrant community
 People

Challenges School facilities
 Quality of Broadway (roadway)
 Need more businesses in northern part of town
 No renewable energy plants
 Not enough opportunities for college graduates

Three words to describe Alexandria

Words Home
 Progressive
 Comfortable

Housing Issues/Needs

Needs Affordable housing
 Student housing
 Simplified housing regulations

Transportation - Concerns

Concerns Access to N. Nokomis from side streets is difficult
 Roads around lakes need walking/bicycle paths/lanes
 No connection north or south of lakes
 Need to identify another intersection with 94 (east)

Utilities - Concerns

Concerns Need more renewable energy production
 Rate incentives/savings plans needed

Parks/Open Space

Areas served? Yes, but we have to many that are more 'patches of grass' then anything. Need lake paths.
Desired serv. More playground equipment, more trails, more athletic fields, more picnic areas

Rate of Growth

Rate desired Steady rate of growth desired

Natural Resources

What to protect Lakes
 Water quality
 Trees

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 2

Individual Responses

Introduction

How long in Alex?	Less than 1 yr:	0
	More than 1, Less than 5:	2
	Six to ten years:	0
	Over ten years:	3
	Outside of city limits:	4

Where Live?	In Alexandria:	5
	Township (Douglas Co):	2
	Retired:	1
	Twin Cities Metro:	0
	Other:	0

Community Assets - What you want

Wants:	New school:	4
	Kids activities	2
	Water quality	2
	Neighborhood cleanups	2
	Commercial in northern Ale.	1
	Renewable energy	1

Asset Ranking

Item:	<i>Lakes</i>	<i>Sense of community</i>	<i>Downtown</i>	<i>Location: 94</i>	<i>Schools</i>
Score: Aggreg.	2.29	3.14	1.57	2.29	4.17

Note: 5 = most important asset, 1 = least important asset

Neighborhood Concerns

Concerns	Housing rehabilitation	2
	New school needed	2
	Traffic	4
	No sidewalks on busy road:	1
	Better litter control	1

Rate of Growth:

Rate:	<i>Rapid</i>	<i>Steady</i>	<i>No Major change</i>	<i>Decrease</i>
# responses:	0	7	0	0

Economic Development

Industry desired: Renewable energy

Retail/Business Desired:	Ethnic restaurants
	Department store
	Electronic repair
	Auditorium downtown
	Make downtown more pedestrian friendly

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 3

Group Exercises

Community Assessment

Positives Lakes
 Location
 Industrial sector

Challenges Growth Management
 Transportation - connectivity, continueity, congestion & condition
 Coping with change - different people have greatly different reactions

Three words to describe Alexandria

Words Water
 Great location
 Growing
 "Greatest place in the world"

Housing Issues/Needs

Needs Affordable new SF housing
 Promote rehab of exisitng older homes
 Lots of vacant older homes in core of City

Transportation - Concerns

Concerns Airport relocation - need to decide whether to go or stay
 Install additional interchange with I-94
 Need North-South collector/arterial route on both East & West side of community

Utilities - Concerns

Concerns Need regional stormwater management facilities
 Need three phase power in all commercial & industrial areas
 Need another alternative cable provider

Parks/Open Space

Areas served? Yes, lots of parks now focus should shift to REGIONAL parks
Desired serv. Trail connections: link Central Lakes to 50th Ave. via Soo Line Corridor
 Athletic fields

Rate of Growth

Rate desired Steady rate of growth desired

Natural Resources

What to protect Lakes
 Wetlands (be sensible)
 Trees
 Drinking water

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 3

Individual Responses: Group #3 individual responses not available

Introduction

How long in Alex? Less than 1 yr:
More than 1, Less than 5:
Six to ten years:
Over ten years:
Outside of city limits:

Where Live? In Alexandria:
Township (Douglas Co):
Retired:
Twin Cities Metro:
Other:

Community Assets - What you want

Wants:

Asset Ranking

Item: Lakes Sense of community Downtown Location: 94 Schools

Score: Aggreg.

Note: 5 = most important asset, 1 = least important asset

Neighborhood Concerns

Concerns

Rate of Growth:

Rate:	Rapid	Steady	No Major change	Decrease
# responses:	0	9	0	0

Economic Development

Industry desired:

Retail/Business
Desired:

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 4

Group Exercises

Community Assessment

Positives Lakes
 People
 Schools
 Medical facilities
 Location

Challenges Quality jobs
 Controlling growth
 Airport & transportation
 Industrial development
 Water quality

Three words to describe Alexandria

Words Friendly
 Good place
 Beautiful
 Progressive
 Aggressive

Housing Issues/Needs

Needs Affordable housing
 Need to address rehabilitation
 Housing for tech. college students
 Elderly housing

Transportation - Concerns

Concerns Need to make better use of airport & airport space
 Construction traffic
 Aging infrastructure, when/where to add new roads
 New exit from I-94
 Bypasses (more needed)

Utilities - Concerns

Concerns Stormwater planning
 Sewer planning
 Growth management
 Need high tech. capabilities in schools

Parks/Open Space

Areas served? Within city limits there are 13 parks & community center - well served
Desired serv. Could redevelop race track & fair grounds into park.
 Could also benefit from additional trails & picnic shelters.

Rate of Growth

Rate desired Steady rate of growth desired

Natural Resources

What to protect Lakes & wetlands
 Trees
 Water/aquifer
 Downtown

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 4

Individual Responses

Introduction

How long in Alex?	Less than 1 yr:	1
	More than 1, Less than 5:	2
	Six to ten years:	1
	Over ten years:	2
	Outside of city limits:	4

Where Live?	In Alexandria:	3
	Township (Douglas Co):	3
	Retired:	4
	Twin Cities Metro:	0
	Other:	0

Community Assets - What you want

Wants:	New school:	2
	Kids activities	3
	Water quality	2
	Public pool	2
	High wage jobs	1
	Controlled growth	1

Asset Ranking

Item:	<i>Lakes</i>	<i>Sense of community</i>	<i>Downtown</i>	<i>Location: 94</i>	<i>Schools</i>
Score: Aggreg.	3.78	2.44	3.67	2.78	2.33

Note: 5 = most important asset, 1 = least important asset

Neighborhood Concerns

Concerns	Too many houses	2
	Sanitary sewer not good	2
	Don't feel safe	1
	Bypass is good thing	1

Rate of Growth:

Rate:	<i>Rapid</i>	<i>Steady</i>	<i>No Major change</i>	<i>Decrease</i>
# responses:	0	7	1	1

Economic Development

Industry desired:

- Industrial growth
- Environmentally friendly industries
- Medical device industry
- High tech industry

Retail/Business

Desired:

- Department store
- Electronics retailer - large
- More restaurants
- Hospital expansion

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 5

Group Exercises

Community Assessment

Positives Lakes
 Interstate 94
 Location
 Civic pride

Challenges Traffic
 Airport issues
 Responsible growth
 Housing affordability
 Maintaining quality of resources

Three words to describe Alexandria

Words Vibrant
 Friendly
 Rural
 Progressive
 Growing

Housing Issues/Needs

Needs Affordable housing
 Single family (new)
 Student housing (opportunities and make sure fit in)

Transportation - Concerns

Concerns I-94, additional exit
 Airport - relocation
 Bypass routes

Utilities - Concerns

Concerns Stormwater management
 Internet/communications availability/price
 Alternative energy/power sources
 Fire substations

Parks/Open Space

Areas served? Not all well served, need more trails, park opportunities on SE side and central sports facilities.
Desired serv. More athletic fields, more picnic shelters, more trails, don't need more playground equipment.

Rate of Growth

Rate desired Steady rate of growth desired

Natural Resources

What to protect Lakes
 Greenways/open spaces

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 5

Individual Responses

Introduction

How long in Alex? Less than 1 yr: None
 More than 1, Less than 5: None
 Six to ten years: None
 Over ten years: 5
 Outside of city limits: 2

Where Live? In Alexandria: 6
 Township (Douglas Co): 0
 Retired: 1
 Twin Cities Metro: 1
 Other: 0

Community Assets - What you want

Wants: New school: 5
 Improve water quality/lakes 3
 Airport issue resolution: 1
 Outlet for youth activities: 1
 Jail 1
 Improve traffic: 2

Asset Ranking

Item:	<i>Lakes</i>	<i>Sense of community</i>	<i>Downtown</i>	<i>Location: I-94</i>	<i>Schools</i>
Score: Aggreg.	2.13	3.38	3.63	2.75	3.13

Note: 5 = most important asset, 1 = least important asset

Neighborhood Concerns

Concerns Traffic: 4
 Too much development: 2
 Race noise: 1
 Too much junk/clutter 1
 Stormwater control: 1
 Annexation worries: 1
 Flooding: 1

Rate of Growth:

Rate:	<i>Rapid</i>	<i>Steady</i>	<i>No Major change</i>	<i>Decrease</i>
# responses:	0	7	0	0

Economic Development

Industry desired: High - tech
 Interstate dependent

Retail/Business Desired: Electronics store
 Addl. dining establishments
 Grocery stores/options

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 6

Group Exercises

Community Assessment

Positives Lakes
 Schools
 Economic base

Challenges Lake management
 Annexation
 Law enforcement

Three words to describe Alexandria

Words Neighborly
 Recreation
 Lakes

Housing Issues/Needs

Needs Restrictions on land development
 Student housing
 Single family low income housing

Transportation - Concerns

Concerns Another intersection with 94 is needed
 Need traffic management on internal roads
 Need downtown parking

Utilities - Concerns

Concerns Need access to technology infrastructure
 Local City TV channel
 Protect water quality

Parks/Open Space

Areas served? Yes.
Desired serv. Athletic services.

Rate of Growth

Rate desired Steady rate of growth desired

Natural Resources

What to protect Protect lakes
 Protect wetlands
 Protect air quality
 Protect trees/parkland

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 6

Individual Responses

Introduction

How long in Alex?	Less than 1 yr:	0
	More than 1, Less than 5:	2
	Six to ten years:	0
	Over ten years:	0
	Outside of city limits:	2

Where Live?	In Alexandria:	2
	Township (Douglas Co):	0
	Retired:	0
	Twin Cities Metro:	0
	Other:	2

Community Assets - What you want

Wants:	New school:	2
	Move airport	2
	Move racetrack	2
	Move fairgrounds	2

Asset Ranking

Item:	<i>Lakes</i>	<i>Sense of community</i>	<i>Downtown</i>	<i>Location: 94</i>	<i>Schools</i>
Score: Aggreg.	Individual responses not noted				
Note: 5 = most important asset, 1 = least important asset					

Neighborhood Concerns

Concerns	Stormwater quality	2
	County road system	2
	Fire hydrants	1
	Intrusion into neighborhood	1

Rate of Growth:

Rate:	<i>Rapid</i>	<i>Steady</i>	<i>No Major change</i>	<i>Decrease</i>
# responses:	0	4	0	0

Economic Development

Industry desired: High tech businesses
 More medical facilities
 Internet café

Retail/Business Desired: Outlet mall
 Fine dining
 Imported autos

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 7

Group Exercises

Community Assessment

Positives Lakes
 Interstate 94
 Shopping
 Airport
 Fire department

Challenges Student housing
 Annexation
 Better schools
 Need YMCA

Three words to describe Alexandria

Words Clean water
 Friendly
 Safe

Housing Issues/Needs

Needs Affordable housing

Transportation - Concerns

Concerns Airport - relocation
 Roadway maintenance/keep clean

Utilities - Concerns

Concerns Providing sanitary sewer
 Stormwater management
 Potential for flooding
 Need access to high-tech data lines

Parks/Open Space

Areas served? Yes.
Desired serv. More athletic fields, more picnic shelters, more trails, don't need more playground equipment.

Rate of Growth

Rate desired Steady rate of growth desired

Natural Resources

What to protect Lakes
 Wetlands
 Hunting land

ALEXANDRIA: COMMUNITY CHEST EXERCISE

Group 7

Individual Responses

Introduction

How long in Alex?	Less than 1 yr:	None
	More than 1, Less than 5:	None
	Six to ten years:	None
	Over ten years:	4
	Outside of city limits:	4

Where Live?	In Alexandria:	5
	Township (Douglas Co):	1
	Retired:	5
	Twin Cities Metro:	0
	Other:	0

Community Assets - What you want

Wants:	Better wages	4
	Improve roads	4
	New school	5
	Large business	2
	Jail	2
	YMCA	1

Asset Ranking

Item:	<i>Lakes</i>	<i>Sense of community</i>	<i>Downtown</i>	<i>Location: I-94</i>	<i>Schools</i>
Score: Aggreg.	4.50	3.50	1.33	2.83	3.50

Note: 5 = most important asset, 1 = least important asset

Neighborhood Concerns

Concerns	Theft	2
	Need jail	2
	Speeding	1
	Schools	1
	Not enough parks	1

Rate of Growth:

Rate:	<i>Rapid</i>	<i>Steady</i>	<i>No Major change</i>	<i>Decrease</i>
# responses:	0	8	0	0

Economic Development

Industry desired: Make use of tech. students
Manufacturing

Retail/Business Desired: Outlet mall
Large electronic retailer
Department stores
Bakery
Dining establishments - casual

ALEXANDRIA BUSINESS MEETING SUMMARY

Group 1

Group Exercises

COMMUNITY ASSESSMENT

What Makes Alexandria a good place to do business?

Location
Accessibility
Desirable place to live (lakes)
Good Labor Force
Diversified business industry

What are the challenges to doing business in Alexandria?

Maintain affordability in housing
Workforce - maintain
Growth
Incentive
Infrastructure, services, public facilities
Protecting the environment
Planning and Zoning
Affordability for businesses/industry (fees, etc.)

GROWTH MANAGEMENT

Discuss and list positive aspects of changes in demographics and increase in pop.

More Business opportunities
Better than declining
More retail and services
Not ad one-legged stool (Brainerd)

Discuss challenges due to changes in demographics and increase in population.

Training, educating, planning, public services keeping up
Monitoring changes/trends so we can keep up, plan, promote

TRANSPORTATION ISSUES

List and describe immediate and future transportation needs within the community.

Public Transportation
Maintain pedestrian trails
Fillmore and Hawthorne - one ways in opposite direction

Discuss the relocation/redesignation of the Alexandria Airport to Regional (Pope and Douglas) and its implication for business and commerce in Alexandria.

Great opportunity for city - public use, affordable housing, business/industrial park
Don't have to move it very far - people will drive 10 miles to airport

ALEXANDRIA BUSINESS MEETING SUMMARY

Group 1

Group Responses

COMMERCIAL DEVELOPMENT

Input on commercial development standards, development style - lot size, landscaping/screening, building const.

Better cooperation, communication among public entities (ordinances, services, dept. to dept.)

Optimum computation of affordability, protect environment, quality buildings

More mixed use development

INDUSTRIAL DEVELOPMENT

Input on industrial development standards, development style - lot size, landscaping/screening, building const.

Similar to commercial

Railroad - promote opportunities along rail corridor

TECHNOLOGY

What technology is available to you in the business community?

Wireless, fiber, etc.

Group thinks we have done well in keeping up with technology

What additional technology offering would benefit you?

More private providers - less public controlled

ALEXANDRIA BUSINESS MEETING SUMMARY

Group 2

Group Exercises

COMMUNITY ASSESSMENT

What Makes Alexandria a good place to do business?

Growth and expanding new businesses
Diversity in business
Commitment to community
Quality of life
Technical College
Interstate w/ lakes natural attraction
Health care

What are the challenges to doing business in Alexandria?

Big box retail
Labor force (skilled)
Land costs
Fees, licenses, development costs
Rules and Regulations
Adapting to growth and change of the city

GROWTH MANAGEMENT

Discuss and list positive aspects of changes in demographics and increase in pop.

More Choices - Economic Diversity
Wealth
Positive Environmental Impact - Stewardship

Discuss challenges due to changes in demographics and increase in population.

Adapting to growth and change - rules, regs, zoning
Retirees bring conservative lifestyle

TRANSPORTATION ISSUES

List and describe immediate and future transportation needs within the community.

More education on Rainbow Rider
New East bypass

Discuss the relocation/redesignation of the Alexandria Airport to Regional (Pope and Douglas) and its implication for business and commerce in Alexandria.

Move airport - Question the NED for it, too many restrictions, keep it close to Alex after move, need new land use, growth for city, growth areas for business and residential
Positive to move the airport.
Positive to move the airport.

ALEXANDRIA BUSINESS MEETING SUMMARY

Group 2

Group Responses

COMMERCIAL DEVELOPMENT

Input on commercial development standards, development style - lot size, landscaping/screening, building const.

Two mile build area - allow sprinkler to be activated once the water is available

Flexibility with Existing buildings with sprinkler

Financial assistance needed for sprinkler

INDUSTRIAL DEVELOPMENT

Input on industrial development standards, development style - lot size, landscaping/screening, building const.

Cost of development, retention ponds, sprinkler

Harder for smaller businesses

TECHNOLOGY

What technology is available to you in the business community?

Technology is good - Fiber, wireless, cellular, video conferencing

What additional technology offering would benefit you?

Full wireless - always on capability

ALEXANDRIA BUSINESS MEETING SUMMARY

Group 3

Group Exercises

COMMUNITY ASSESSMENT

What Makes Alexandria a good place to do business?

Location
Diversified economic base
Talent base

What are the challenges to doing business in Alexandria?

Cost of doing business (land, additional sprinklers needed)
Limited labor available
Limited commercial retail zoning
Inner city transportation and infrastructure
Lack of parking downtown
Schools
Affordable housing
Need better communication between city hall and the public businesses

GROWTH MANAGEMENT

Discuss and list positive aspects of changes in demographics and increase in pop.

Pulling baby boomers due to recreational
Expected population growth
Increasing healthcare needs
Senior housing/assisted living

Discuss challenges due to changes in demographics and increase in population.

More affordable housing/specific teardown of older housing
Lake properties are increasing in price

TRANSPORTATION ISSUES

List and describe immediate and future transportation needs within the community.

two more corridors
12th Ave should go from Broadway to McKay
8th Ave RR moved to 12th Ave
Realign stoplights and stop signs
18th Ave should be closed through college campus
Hazel Hill Road to extend from Hwy 27 to I-94
Hwy 27 to Liberty Rd north (bypass)

Discuss the relocation/redesignation of the Alexandria Airport to Regional (Pope and Douglas) and its implication for business and commerce in Alexandria.

Airport must be moved south at least 5-7 miles
Airport take up valuable land
Priority within 10 years

ALEXANDRIA BUSINESS MEETING SUMMARY

Group 3

Group Responses

COMMERCIAL DEVELOPMENT

Input on commercial development standards, development style - lot size, landscaping/screening, building const.

Keep in commercial area

Needs good access to freeway

Iowa Street should extend to Hwy 27

Dakota St. should be wider

Better access to Heritage properties

Rezoning industrial complex to be available to retail

INDUSTRIAL DEVELOPMENT

Input on industrial development standards, development style - lot size, landscaping/screening, building const.

Screening of areas instead of individual businesses

Tree/landscaping materials are expensive

TECHNOLOGY

What technology is available to you in the business community?

Internet, cell phone areas, limited DSL

What additional technolog

Bigger range of reach of wir

More options

ALEXANDRIA BUSINESS MEETING SUMMARY

Group 4

Group Exercises

COMMUNITY ASSESSMENT

What Makes Alexandria a good place to do business?

- Destination location for retail
- Proximity to I-94
- Lakes, natural resources
- Far enough from Twin Cities
- Good internal street system, by-passes
- Pro-business community
- Good mix of businesses
- College
- Medical facilities
- Type of businesses (positive)
- Economic development commission
- Faith establishments

What are the challenges to doing business in Alexandria?

- Low wages
- Affordable housing
- Zoning restrictions/changes
- Downtown parking lots need upgrades/better signage
- Lack of skilled labor

GROWTH MANAGEMENT

Discuss and list positive aspects of changes in demographics and increase in pop.

- Retail dollar increase
- Increase in tax base
- Increased diversity of workforce

Discuss challenges due to changes in demographics and increase in population.

- Finding good daycare
- Pressure on infrastructure- jail, schools roads, utilities
- Good, affordable housing

TRANSPORTATION ISSUES

List and describe immediate and future transportation needs within the community.

- Need comprehensive transportation plan
- Need for additional E-W routes
- Adequate funding
- Access to city from freeway
- Better signage for downtown businesses
- Truck bypass (CR 46) signage

ALEXANDRIA BUSINESS MEETING SUMMARY

Group 4

Group Responses

Discuss the relocation/redesignation of the Alexandria Airport to Regional (Pope and Douglas) and its implication for business and commerce in Alexandria.

Airport and flight zones restrict redevelopment

Airport serves a select few (general aviation)

Need to continue with planning effort

COMMERCIAL DEVELOPMENT

Input on commercial development standards, development style - lot size, landscaping/screening, building const.

Need to have a balance between too much regulation and not enough

INDUSTRIAL DEVELOPMENT

Input on industrial development standards, development style - lot size, landscaping/screening, building const.

Need to have a balance between too much regulation and not enough

TECHNOLOGY

What technology is available to you in the business community?

Very high tech

Internet access is generally very good (high speed)

What additional technology offering would benefit you?

Tech school help with training