



05. IMPLEMENTATION

Photo provided by the City of Le Sueur

The Le Sueur Comprehensive Plan provides the policy framework to guide physical change in the community over the next 20 years. The effectiveness of the plan to guide development and public investment decisions depends to a large extent on clearly identifying actions and initiatives to implement the ideas outlined in the plan.

Implementation of the plan will occur in several ways.

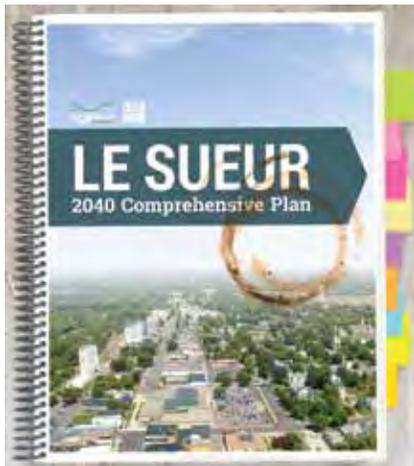
The Plan as a Guide to Decisions Making

The plan will be used on a daily basis by the City in the day to day operations of local government. City Staff will reference plan policies and goals to support elected and appointed officials in carrying out their responsibilities in making key decisions relative to public investments, growth, and redevelopment. Requests for land use applications and development projects will be evaluated based on consistency with the plan. After year one, the plan should be most noted by its torn edges, protruding sticky notes and coffee stains, evidence of extensive use of the plan.

Elected and appointed officials will use the plan to justify hard decisions related to land use development, zoning requests, annexation, growth, redevelopment, economic development, and public infrastructure investment.

The Le Sueur Economic Development Authority, in collaboration with developers, brokers, realtors and investors, will use the plan to help formulate strategies for new development projects or investing in existing development and to help with risk assessment.

Boards, commissions, civic groups, or other community groups will use the plan to help in establishing annual work programs and priorities, working off the plans “to do list.”





The Plan as a Marketing Tool

The ideas represented in Le Sueur’s comprehensive plan emphasize a number of strategies that require coordinated efforts by the community to attract, grow, and further develop ideas. As an adopted policy plan the Comprehensive Plan can help solidify the support, commitment and collaboration needed to mobilize the community. The plan should be referenced, celebrated and promoted to the Le Sueur community and the region seeking to invest or re-invest in the city. In essence, the plan becomes the document that is provided to prospective businesses, residents or investors or potential grantors/philanthropists.

The Plan as a “To Do List”

We all have our “to do lists” at home stuck on the fridge or bulletin board. In fact some have many to do lists. The Comprehensive Plan is the City of Le Sueur’s to do list and should be a resource for city departments, boards and commissions as they establish annual goals and work programs. Successful implementation of the comprehensive plan results in checking off some of the projects on the list. As items get checked off the list, it is an indicator that the plan should be revisited and refreshed.

KEY TERMINOLOGY

Strategies are actions, programs, and practices that support one or more of the plan’s goals and policies. Strategies address the “who, what, when, where, and how” of reaching a goal, and may involve multiple sub-strategies.

Action Steps are physical initiatives that directly correlate to the vision and guiding principles and are intended to carry out an idea or policy identified through the planning process and memorialized in the adoption of the plan.

Implementation Strategies & Action Steps

Action steps are physical initiatives that are intended to carry out an idea or policy identified through the planning process and memorialized in the adoption of the plan. The action steps directly correlate to the vision and guiding principles. Action steps will result in both tangible and intangible outcomes. For example, one action step may be to provide a service that enhances quality of life. Providing a service might not result in a physical product or result but is implementing a policy of the plan. On the other hand, an action step that is focused on growing a business or industry might result in a new development or new jobs, both tangible outcomes.

In the case of action steps, the plan identifies an initiative or action, an entity or person responsible for the action or initiative, a time frame for completion, a general statement of cost to understand the magnitude of the action or initiative and a means to measure the action or initiative’s effectiveness in moving towards the plan objectives/goals.

Strategy 1 Volunteerism/Philanthropy

Volunteerism is important within small towns across America. It is of critical importance to Le Sueur and it helps preserve some of the small town identity that many desire to maintain. Volunteerism helps build ownership of community, strengthens civic engagement, builds relationships and ultimately, contributes to the vibrancy and resilience of the community. It can be very rewarding when it is supported by a shared vision created by an entire community. The new comprehensive plan has been prepared with many opportunities for the public to participate in a dialogue. As implementation occurs, the dialogue must continue and participation in that dialogue must continue to grow. Changing times require Le Sueur to continuously plan for the future and be able to adapt to change and seize opportunities as they emerge.

A key strategy for growing volunteer participation is to open up more opportunities for community members to volunteer their services, expertise and time in the pursuit of carrying out the vision, guiding principles, and comprehensive plan ideas.

Action Steps

- 1.1. Establish a coordinator of volunteer activities
- 1.2. Provide a means to align and connect community members strengths, skills, passions and assets with the appropriate implementation strategy, project or idea
- 1.3. Establish specific targets and goals for volunteerism (i.e. number of new volunteers participating, total estimated volunteer hours logged, projects completed, projects initiated, etc...)
- 1.4. Strive for a diversity of volunteers (age, gender, income, etc...). Partner with the Le Sueur Henderson Schools, local employers, civic groups, etc.
- 1.5. Establish a recognition and appreciation program that annually celebrates accomplishments and recognizes contributions, even the small ones.
- 1.6. Create/advocate for matching contributions from local organizations that seek to benefit by the volunteer activities and efforts

Strategy 2 Partnerships

Implementation of the comprehensive plan requires partnerships between the public and private sectors. Private sector builds new neighborhoods and grows business; they provide the supply. The community helps shape that neighborhood and is the demand. Neighborhoods don't form overnight. Collaboration with property owners, developers and investors will be required to see neighborhoods come together in a connected fashion even when challenged by barriers such as topography or Highway 169. The plan recognizes the need to focus on the core of the community. The historic downtown area and its fringe areas will require collaboration among the public and businesses particularly in areas where common goals are challenged by competing operational characteristics such as truck traffic through the downtown. Forming new partnerships and strengthening existing partnerships is a critical strategy in realizing the vision.

Action Steps

- 2.1. Partner with landowners who control parcels most suitable for new development in the future to provide a coordinated marketing and development plan that reduces development barriers and maximizes consistency with the City's vision and guiding principles. (see North 169 Growth Focus area discussion)
- 2.2. Continue partnering with the School District to provide recreational programming for all ages of the Le Sueur community.
- 2.3. Partner with major businesses in downtown to strategize land use transition and redevelopment impacts and ultimately an identity for downtown. (see downtown master planning idea)
- 2.4. Partner with local/regional produce farmers to provide a more substantial and permanent place for the farmers market, integrated with future downtown master planning.

VOLUNTEERISM/ PHILANTHROPY SUMMARY

Responsible Entity

City Council/Administration/Civic Groups

Timing

Immediate – and ongoing

Cost Implications

Will require staff time to initiate/start up – minimal budget impacts

Funding Sources

General fund, grant resources, philanthropy

Key measurements

Create a volunteer database and record total volunteers, new volunteers added on an annual basis, total volunteer hours logged and measured on an annual basis. An important measurement is also to be able to measure the diversity in the volunteer base, particularly new residents vs. long term residents and age of volunteers (kids, young adults, families, retirees, seniors.)

PARTNERSHIPS SUMMARY

Responsible Entity

City Council/Administration/Partners

Timing

Immediate – then ongoing

Cost Implications

Will require staff time to coordinate – minimal budget impacts

Funding Sources

General fund, grant resources, philanthropy

Key measurements

Number of partnerships created – number of projects initiated – number of projects completed.

OFFICIAL CONTROLS SUMMARY

Responsible Entity

Planning Commission/Staff

Timing

Year 1-2

Cost Implications

Will require staff time to coordinate and consultant time to do work – budget range \$15K to \$25K

Funding Sources

General fund

Key measurements

N/A (ongoing measurements include number of applications denied in year, number of variances requested, granted or denied)

CAPITAL IMPROVEMENT PLANS SUMMARY

Responsible Entity

City Council/Administration

Timing

Ongoing

Cost Implications

Staff time – minimal budget impacts (to prepare the CIP)

Funding Sources

General fund

Key measurements

New projects identified and funded – projects completed – dollar value of completed projects/investments

- 2.5. Partner with local business leaders to explore new business ventures and economic development/growth opportunities. (see Innovation/Technology District idea)
- 2.6. Partner with the School District to develop new retail/business opportunities in Le Sueur (see school district business partnership idea)

Partnerships can take many forms. A first step is defining the objective of the partnership and establishing a desirable outcome such as a specific development project, coordination of an event or delivery of a particular service. A second step in forming the partnership is to understand the organizational structure and the roles of each partner. This would include the financial commitments, decision making structure and staffing responsibilities. Lastly, and probably most important, is identifying a passionate leader who coordinates and facilitates activities of the partnership, mediates potential challenges and advocates for the desired outcome.

Strategy 3 Official Controls

Official controls are key tools for implementing the Comprehensive Plan. Official controls generally refer to the ordinances and regulations that control the physical development of a city such as a zoning ordinance, subdivision ordinance, building codes and official maps. These controls need to be consistent with the comprehensive plan. The Comprehensive Plan provides the broad policy framework and basis for the more detailed zoning ordinance. The following topic areas need to be addressed and updated:

- » A full review of the zoning code as it pertains to state laws that need to be integrated with local zoning laws
- » Incorporation of renewable energy standards and uses such as wind, solar, or geothermal. Where should they be allowed and what form? What standards should be applied and what is the process for getting approvals?
- » Revisit the uses and design standards of the B-1 (central business district) and B-2 (fringe downtown) district. This should be done as part of the downtown master planning effort
- » Are there certain land uses such as micro-breweries, wineries, or other emerging uses that should be considered in certain districts?

Action Steps

- 3.1. Conduct a thorough review of the zoning and subdivision ordinance confirming purpose and objective statements, use regulations and bulk standards.
- 3.2. Revise the zoning and subdivision ordinance to incorporate updates.
- 3.3. Adopt a new and updated zoning map

Strategy 4 Capital Improvement Plans

The City of Le Sueur uses a Capital Improvement Program (CIP) to manage capital improvement expenditures. CIP planning is critical to maintaining the community's core infrastructure systems such as streets, sidewalks, trails, wastewater system, potable water system and stormwater infrastructure. The CIP focuses on maintaining infrastructure systems as well as growing new systems. As future growth and development occurs, the CIP plan should be maintained as a valuable planning and budgeting tool.

Action Step

- 4.1. Update the CIP to include 3 year, 5 year and long term CIP projects such as trail corridors/improvements, park improvements, trunk/main infrastructure replacement/maintenance, street maintenance and reconstruction, and major traffic/roadway improvements that help manage traffic flow through downtown Le Sueur. The CIP can also include planning and engineering design services that ultimately lead to capital improvements.

Future Special Studies

Strategy 5 Downtown Master Plan

Downtown Master Planning is highly recognized as the focal point of need for Le Sueur. The downtown carries significant historical roots and significant momentum exists to plan for the future of downtown Le Sueur. The plan is not starting from scratch, but rather building off the envision Le Sueur process facilitated through the Minnesota Design Team (MDT) process in 2007. A downtown master plan would provide the following directions:

- » Build a stronger understanding of how the mall site can be reconfigured to re-open Main Street to vehicle traffic while maintaining an optimal use for the mall site that contributes to the vibrancy and resiliency of downtown.
- » Identifying opportunities for investments in public improvements that strengthen connections to adjacent neighborhoods and enhance the pedestrian environment (walkability and bikability) and generally define the cost implications of the improvements.
- » Identifying locations for organized civic events, activities and gathering places that bring more people into downtown for entertainment, cultural and social opportunities and devise a strategy for establishing such spaces/places (can Giant Days be brought back downtown?)
- » Evaluate redevelopment and reuse needs and demonstrate opportunities for new development aligned with creation of new downtown housing opportunities, new office opportunities, niche retail/services and civic attractions (museum, other???)
- » Devise a strategy and plan for how redevelopment can occur including public financial incentives/assistance
- » Ensure a coordinated parking and wayfinding strategy that enables smooth traffic flow and circulation in downtown and a complete street element to street design
- » Provide design direction relative to scale and massing of new development so that it can retain the small town, traditional downtown character desired by Le Sueur
- » Recommend streetscape and signage that defines the downtown district

Action Step

- 5.1. Complete a Downtown Master Plan

DOWNTOWN MASTER PLAN SUMMARY

Responsible Entity

City Council/EDA/Chamber

Timing

Near term – 1-3 years

Cost Implications

Will require staff time to coordinate and consultants (planners, designers, engineering (traffic), market, finance) to conduct planning process – \$50K to \$75K

Funding Sources

General fund, grant resources, TIF

Key measurements

Goals addressed in the comprehensive plan, events, new development

ECONOMIC DEVELOPMENT & HOUSING SUMMARY

Responsible Entity

EDA/Le Sueur Chamber

Timing

Ongoing

Cost Implications

Will require staff time to coordinate and conduct

Funding Sources

General fund/EDA

Key measurements

Number of goals address in the comprehensive plan/job growth/business growth/programs



Co-working and other entrepreneurial support spaces provide places for remote workers, innovators, and entrepreneurs to work, share ideas, and create.

Economic Development & Housing

Strategy 6

Expanding the commercial and industrial base of the City is an ongoing effort. Identifying new, effective strategies for Le Sueur will most likely come in response to the needs articulated by existing and prospective businesses. Thus, listening and establishing relationships with existing businesses, and even business prospects, is the best initial step. Housing is a vital part of economic development. Offering a diverse supply of quality housing is important to attracting a strong and qualified labor force. The City of Le Sueur Housing Study completed in 2014 contains a number of recommendations, some of which are highlighted within as key priorities. Initiatives which do and can benefit economic development efforts include:

Action Steps

- 6.1. Support and Enhance Educational Institutions - Schools are perhaps the most prominent asset within the community of Le Sueur. Schools are a primary factor in a family's location decision. In order to attract entrepreneurs and business interests, the city must continue to maintain high quality school facilities and educational programming.
 - 6.1.1. At minimum, conduct an annual meeting between school board and city council to ensure open communication
 - 6.1.2. Continue and explore new city-school cost sharing and seek opportunities to supplement school activities with city facilities when possible such as through the community education program
 - 6.1.3. Attract young families that will support the school system
 - 6.1.4. Consider impacts on school planning and engage district administration in master planning processes that can bring new energies (tax base, employees, student growth)
- 6.2. Increase connectivity to regional centers- Creating access to amenities and work opportunities in Mankato or the Twin Cities will make Le Sueur an attractive place to live for those who are less mobile due to age, socioeconomic status, physical disability, or those who want to limit car usage. Safe transportation for children to recreational facilities not available in Le Sueur would enhance the quality of life for families in Le Sueur.
 - 6.2.1. Work with local property/building owners and the EDA to create a co-working space or telecommuting space where residents who work regional centers can share conference rooms or technology or have a place to work and collaborate with other professionals.
 - 6.2.2. Seek grant opportunities through MN DOT or regional transit providers to expand bus services/transit opportunities and plan future neighborhoods with long term transit service in mind
 - 6.2.3. Develop a forum for residents to seek ride-share opportunities
 - 6.2.4. Explore business spin offs or startups that build off of the identity and image of major regional businesses but are more interested in the quality of life offered by a smaller, bedroom community.
- 6.3. Facilitate Planned Housing Development - Housing development is an important component in economic development. Housing can define the character of a community, and is often a primary factor in people's location

decision. Housing development can affect property values throughout the city and aid or hinder other economic development. Le Sueur must ensure that a diverse and abundant supply of housing at all price ranges will make this community an attractive place to locate for individuals and families with diverse socioeconomic characteristics.

- 6.3.1. Assist with the development of senior housing/assisted living so individuals have the option of staying in Le Sueur throughout their life or living close to family members.
 - 6.3.2. Market available property to potential home builders
 - 6.3.3. Facilitate connectivity between future housing and current and future commercial/retail
 - 6.3.4. Create a diverse housing stock with affordable housing options to ensure that Le Sueur workers can also afford to live in Le Sueur.
 - 6.3.5. Promote housing opportunities in and near downtown to support community vibrancy and resiliency of downtown.
 - 6.3.6. Collaborate with property owners and developers who wish to develop new neighborhoods on the edge to make sure adequate public services are provided.
 - 6.3.7. Continue to promote housing rehab and maintenance of existing neighborhoods through zero or low interest loan programs.
 - 6.3.8. Work with the local and regional chambers of commerce to host an annual trade show that links home owners to vendors, remodelers, builders, landscapers, lenders, designers, etc. This could include collaboration with other nearby towns.
- 6.4. Encourages Appropriate Commercial Development –Commercial development provides goods and services to local residents, eases the tax burden on residents for city services, and creates employment opportunities within the local workforce. Increasing the local workforce will have secondary and tertiary benefits for local commercial and retail businesses as these workers spend money within the local economy.
- 6.4.1. Establish objective measures to evaluate development projects that seek financial assistance. These might include number of new jobs, type of jobs created, potential tax benefits, possible externalities (spin off growth, support of local businesses), as well as secondary and tertiary economic benefits.
 - 6.4.2. Facilitate marketing of available industrial/commercial property and buildings.
 - 6.4.3. Offer competitive tax/fee benefits for industrial projects that display long-term benefits for the community
 - 6.4.4. Collaborate with businesses to meet service needs
 - 6.4.5. Continuously explore emerging retail consumer behavior and trends to understand what retail form and markets are best suited for the community
 - 6.4.6. Create continuity among businesses that complement each other
- 6.5. Encourage Entrepreneurship and Business Retention – Part of being a great place to live is fostering an environment that encourages entrepreneurship and supports long standing businesses. The following key strategies are in support of business development and retention:
- 6.5.1. Assist business development services such as financial planning, marketing, and market research

- 6.5.2. Maintain the revolving loan fund to assist with small capital investments and, gap financing
- 6.5.3. Ensure that business has adequate work space to expand within the community
- 6.5.4. Partner with the Le Sueur Chamber of Commerce to identify and address business needs relating to public services
- 6.5.5. Survey current businesses to gauge satisfaction with city services
- 6.6. Encourage consumption of local goods and services - Due to the great percentage of residents that commute into Mankato or the Twin Cities, where retail is plentiful and convenient, business in Le Sueur suffers. Le Sueur businesses and the city should work to have businesses capture consumption of goods and services by Le Sueur residents.
 - 6.6.1. Develop a public relations/marketing campaign to create awareness
 - 6.6.2. Ensure that new development has convenient access to commercial business
 - 6.6.3. Create greater access and higher visibility from Highway 169 through wayfinding and programming

Trails & Parks

Strategy 7

Providing outdoor recreation to meet the needs of residents and visitors helps create a sense of place and identity for Le Sueur. Parks and trails are places for people to get outside, meet up, and practice active living. Attractive outdoor spaces are what people remember about a place they visit and can help determine where they choose to live. Through the public engagement process for this plan, trails were identified as the most desired amenity for outdoor recreation. Connections to the Minnesota River and River Valley were also identified as key elements in the future of Le Sueur.

Parks also require scarce financial and labor resources. Feedback suggested that the City work with the existing parks, rather than developing new parks, especially neighborhood parks. However, connecting to the river with park space, especially low development park space, is an opportunity that should not be foregone.

Action Steps

Parks:

- 7.1. Evaluate potential for natural park along the Minnesota River Valley, starting with the yard waste site feasibility study
- 7.2. Develop a Master Plan for Mayo Park
- 7.3. Evaluate current undeveloped land holdings for putting land back into private ownership
- 7.4. Update the park dedication policy
- 7.5. Budget for maintenance of existing parks

TRAILS & PARKS SUMMARY

Responsible Entity:

Staff, MNDNR, Partners
(Conservation groups, property owners, bicycle/snowmobile/athletics clubs)

Timing

Evaluation beginning immediately with construction of trail within 10 years

River park development beginning within 5 years

Cost Implications

Staff time at the beginning, more significant for acquisition and construction

Funding Sources

General fund, philanthropy, park dedication, grant resources (GMRPT, FRTP, others)

Key measurements

Miles of trail constructed
Acres of parkland along the Minnesota River

Trails:

- 7.6. Determine current status of extensions of the Minnesota Valley State Trail (Fort Snelling to Le Sueur)
- 7.7. Identify opportunities in the 2015 master plan for the Minnesota River State Trail (Franklin to Le Sueur)
- 7.8. Coordinate with the DNR to promote and advocate for extension of trails to Le Sueur.
- 7.9. Pursue Greater Minnesota Regional Parks and Trails Commission designation and funding for trail land acquisition and construction.
- 7.10. Pursue Federal Recreational Trail Program Grants to develop new trail.
- 7.11. Implement policy that incorporates trails when roads are reconstructed or constructed new.
- 7.12. Evaluate public owned land for local trail connections.

Establish a “Future of the City Forum”

Strategy 8

Establish a “Future of the City Forum” or similar event to review the plan on an annual basis and facilitate a community dialogue about what has worked well and what has maybe not worked so well. This evaluation should lead to identifying a need for amendments or updating the “to do list” on an annual or every other year basis. This can occur through regular survey mechanisms or through a process designed to “take the pulse of the community” and celebrate community accomplishments.

Action Steps

- 8.1. Schedule a recurring “Future of the City Forum” to occur December of each year after plan adoption.
- 8.2. Prepare a report template that can be appended gradually over the year documenting issues with plan implementation, actions completed or new actions that should be added. This report template serves as the working agenda for the annual meeting.

“FUTURE OF THE CITY FORUM” SUMMARY

Responsible Entity

Planning Commission/ Staff

Timing

Year 1 – then ongoing

Cost Implications

Will require staff time to initiate/start up – minimal budget impacts

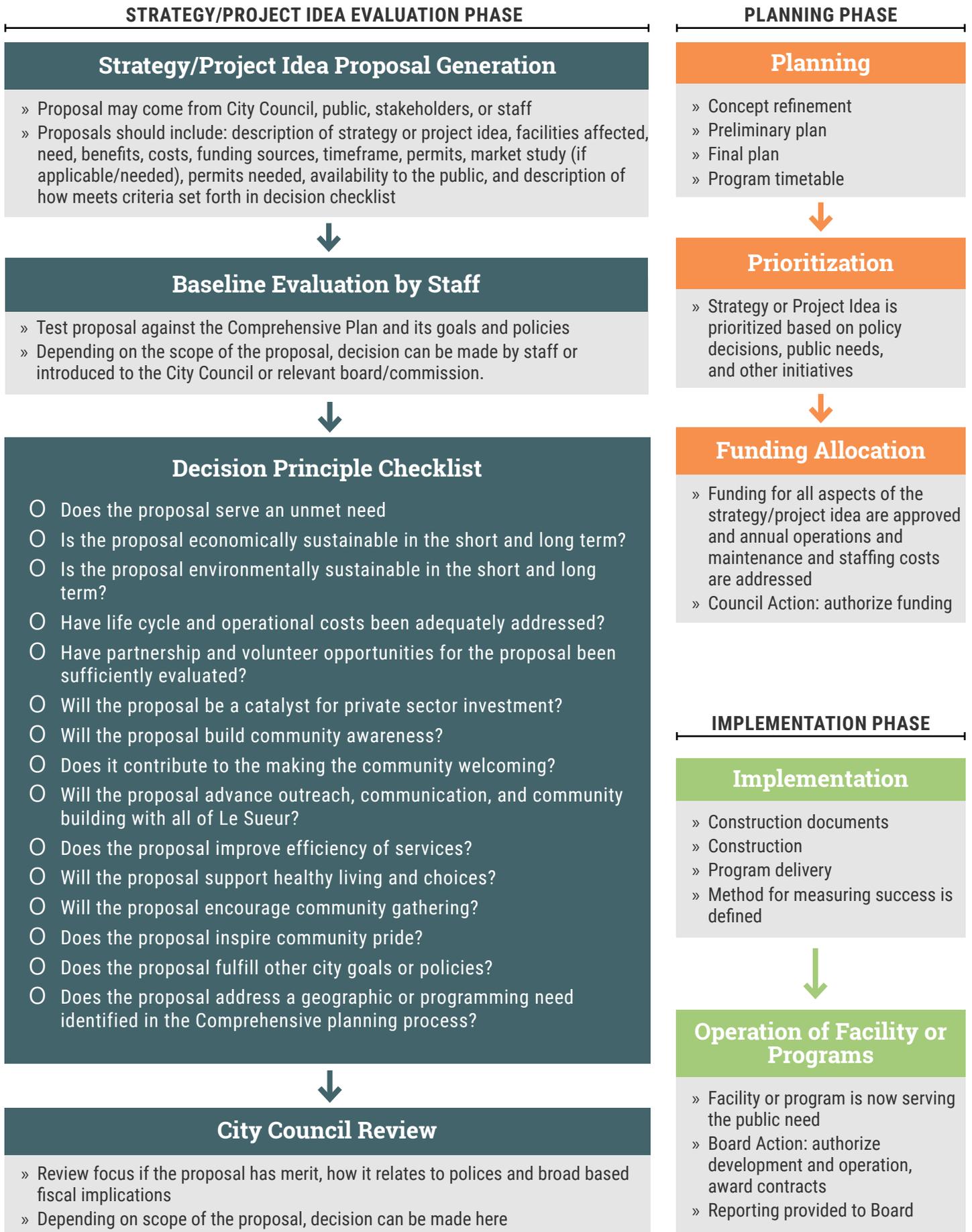
Funding Sources

General fund, philanthropy

Key measurements

Number of total participants in the community dialogue – number of new participants in the dialogue (use 600 as a benchmark based on 2016 Comprehensive Plan update process)

Figure 5.12 Project Review Process



Project Ideas

With the help of the community, a series of project ideas have been generated to help illustrate ways in which the vision and guiding principles can be advanced. These project ideas were reviewed by the community through both in person meetings/discussions as well as an online survey. Over 100 members of the community partook in the review and evaluation of the project ideas. Each project idea contains the following:

- » **A Project Description:** This describes the project idea through words, photos, or diagrams in enough detail to understand what it is. If the project fit a certain location it was defined on a map or it might be noted that it applies city wide.
- » **Guiding Principles:** The Guiding Principles help define the character, values, and priorities of the Le Sueur community by acting as an ongoing measurement tool for the appropriateness and effectiveness of future initiatives and results. The icons are used to identify with the key guiding principle that is or are most relevant to the project. They include:



Healthy



Friendly



Responsive



Dynamic



Beautiful



Vibrant

- » **Responsible Entity:** Each project identified a possible entity responsible for seeing the project gets implemented. It may be multiple entities. They may be public or private, or it could be joint public private effort.
- » **Project Priority:** Different projects might have different levels of priority. Some might be based on “need” while others on “desire” or perceived benefit. They may be great ideas, but when compared to other ideas and projects, they are less of a priority. Participants defined their desired priority for each idea by choosing **LOW, MEDIUM, or HIGH**.
- » **Project Costs:** Each project idea was given a relative financial magnitude as follows:
 - \$ Minimal Funds Required, limited to planning and programming
 - \$\$ More substantial funds required such as: Substantial planning and design; minor capital investments (for construction of improvements such as trails, parking areas, stormwater, or landscape/streetscape; on-going operations and maintenance costs.
 - \$\$\$ Significant investment required such as: substantial planning, permitting, and design; acquisition of land; major capital investments (for construction of improvements such as new or renovated buildings, new or replaced streets, associated infrastructure, and public amenities); on-going operations and maintenance costs which are extraordinary or new (i.e. not replacing or increasing existing obligations).
- » **Project Duration:** Some projects are **short term** such as completing a master plan or constructing a physical improvement. Other projects with more complex planning and design needs, more financial needs, land acquisition, or staged construction are more **long term**. Some programmatic projects are **on-going** so long as funding is available and there is benefit.

PROJECT REVIEW PROCESS

One of the most challenging tasks for a City Council is knowing when to support a potential project or idea. The project review process outlined on the prior page, provides a sample outline for a systematic review of new ideas. This type of review ensures that new project ideas are in line with the community’s vision, principles and goals. It also ensures that adequate consideration is given to funding (both capital and ongoing maintenance), staffing resources, and long term sustainability.

KEY TERMINOLOGY

Project Ideas have been developed to support implementation of select strategies and action steps in the comprehensive plan. Project Ideas focus on strategies and action steps that: (1) are high-priority actions, (2) may require additional explanation and planning, and (3) may be implemented by groups other than City agencies (community groups, civic organizations, individuals, etc.)

- » **Funding sources** are limited but could be creative. They might include: public funds (taxes), private investments, philanthropic, grants, or loans or any combination. More detailed planning is often needed to define a funding source, but ideas are provided for starters.
- » **Connected Actions:** Recognizing that some projects might be inter-related, participants identified those projects that are most connected or related.

The review process suggests that all of the projects identified are good ideas; however, some of the projects are higher priority than others and some require a greater degree of feasibility study to make sure that the idea is worth pursuing further, such as making any improvements to park areas that are in flood plain areas. The following presents the project ideas in the order of priority based on all public input received to date:

- » Open Main Street & Redevelop Mall Site
- » Downtown Master Plan
- » School & Business Partnerships
- » Develop Local Trails
- » Become a Hub for Regional Trails
- » Truck Traffic Planning
- » Park at Yard Waste Site
- » Become a Leader in Sustainability and Resilience
- » Wayfinding Plan & Package
- » Branded Technology & Innovation District
- » Mayo Park Master Plan

The engagement process provided an opportunity for community members to suggest other project ideas than the ones initially listed. While these ideas were not fully vetted by the consultant team nor through the engagement process, they are worthy of noting for future community discussion, dialogue, and planning. The following ideas were suggested:

- » Historic Brass Sculptures – this idea is essentially using public art and historic interpretation to create interesting icons around the community promoting community pride, intrigue, and “buzz”.
- » On a similar theme, the idea of remaking or strengthening the Historical Society and museum was suggested.
- » Additional references were made to bringing retail and businesses to the community and downtown specifically
- » A sports complex with multi-sport facilities north of the high school was mentioned
- » Redevelopment of the former Green Giant facilities that are no longer in use. Several ideas were generated for this site.
- » Multiple references were made to fostering new development in the North Highway 169 area including thinking beyond commercial uses to residential growth.

OPEN MAIN STREET + REDEVELOP MALL SITE



Description

Re-configuration of Main Street at the mall block to re-open to traffic. Accommodate pedestrian and bicycle traffic in addition to vehicular to enhance downtown connectivity. Wider sidewalks not only enhance pedestrian safety, but allow adjacent uses to spill business out onto the street. Include street features like benches, lighting, and bike parking. Consider street designs that allow it to transition to pedestrian-only for festivals and events.

The current mall site is aging, does not efficiently utilize its lot space, and is struggling economically. Moving forward, redevelopment for this site should be considered, aiming to revitalize the area as a destination for retail, culture, and community events and gatherings.

Guiding Principles



Location

Main St. between Bridge St. & Ferry St., Mall Site

Responsible Entity

City of Le Sueur, Stakeholders (property & business owners, developers), County, MnDOT

Priority

Low Medium **High**

Project Cost

\$ \$\$ **\$\$\$**

Project Duration

Short Term **Long Term** Ongoing

Funding Sources

General Fund, Grant Resources, TIF, Private Investment



Description

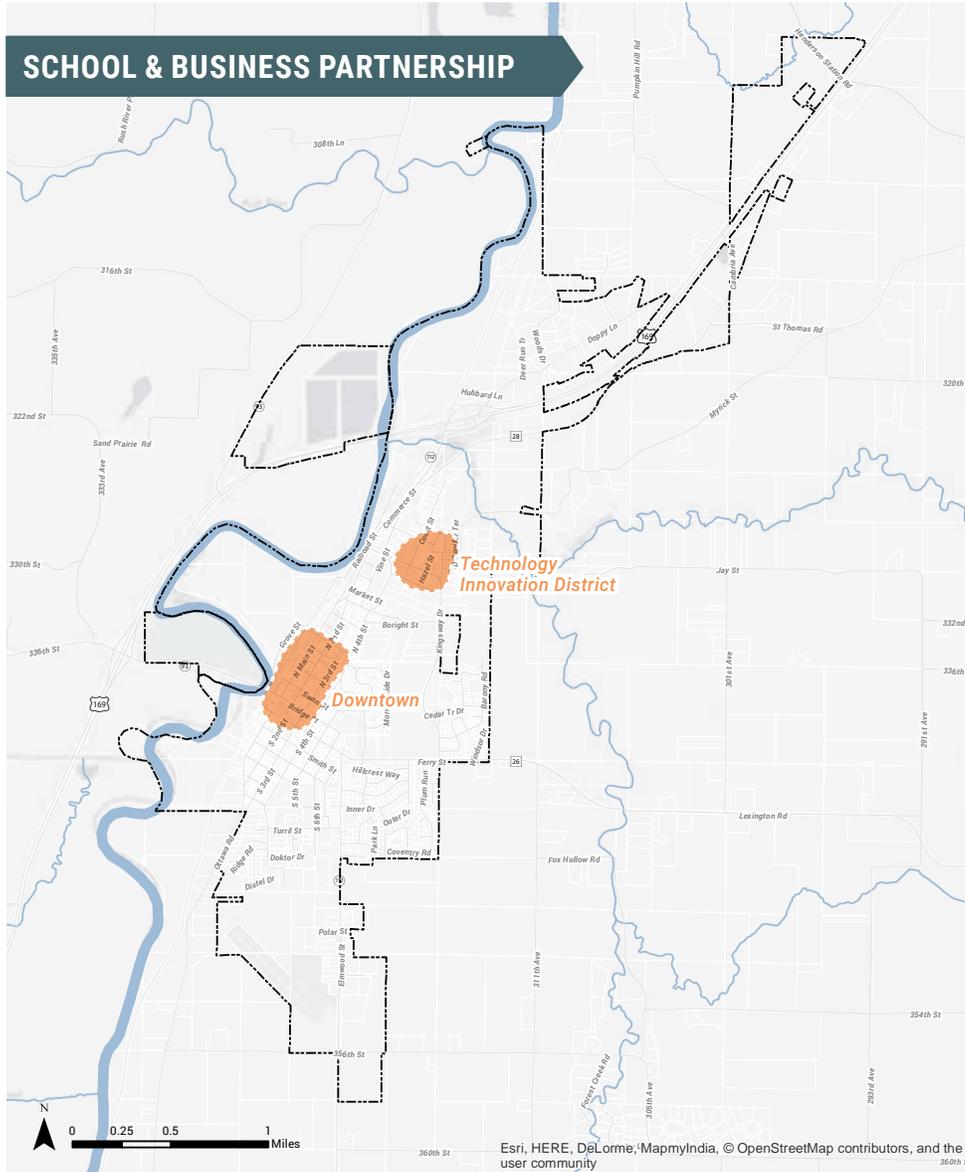
Prepare a master plan to guide redevelopment in the downtown area of Le Sueur.

A master plan would define public and desired private improvements for the downtown area. It could include public realm improvements such as connections to the river, and streetscaping. Design guidelines for private redevelopment would direct the form of new buildings and renovations. The plan would also include strategies for redeveloping properties along Main Street and throughout the downtown. These strategies could include public financing, partnerships, and investments in infrastructure such as new roads.

Planning will help the City and stakeholders proceed with redevelopment in an informed and thoughtful way to improve downtown as a destination in Le Sueur.

Guiding Principles			
Location	Main St. between Bridge St. & Ferry St., Mall Site		
Responsible Entity	City of Le Sueur, Stakeholders (property & business owners, developers), County, MnDOT		
Priority	Low	Medium	High
Project Cost	\$	\$\$	\$\$\$
Project Duration	Short Term	Long Term	Ongoing
Funding Sources	General Fund, Grant Resources, TIF, Private Investment		

SCHOOL & BUSINESS PARTNERSHIP



Description

Develop partnerships between the school district and local businesses to help young entrepreneurs. Real world experiences, in the form of internships, mentoring, scholarships, etc., expose students to the growing need for technical and professional talent in their own community while enhancing their education. This could take the form of a hands-on business class at the high school, internships, and/or pop-up business opportunities for high schoolers.

Examples might include a coffee shop/cafe, e-business, or retail not currently provided in the City.

Guiding Principles



Location

Downtown store fronts, other business locations

Responsible Entity

Le Sueur-Henderson School District, Chamber of Commerce, Business Owners

Priority

Low Medium **High**

Project Cost

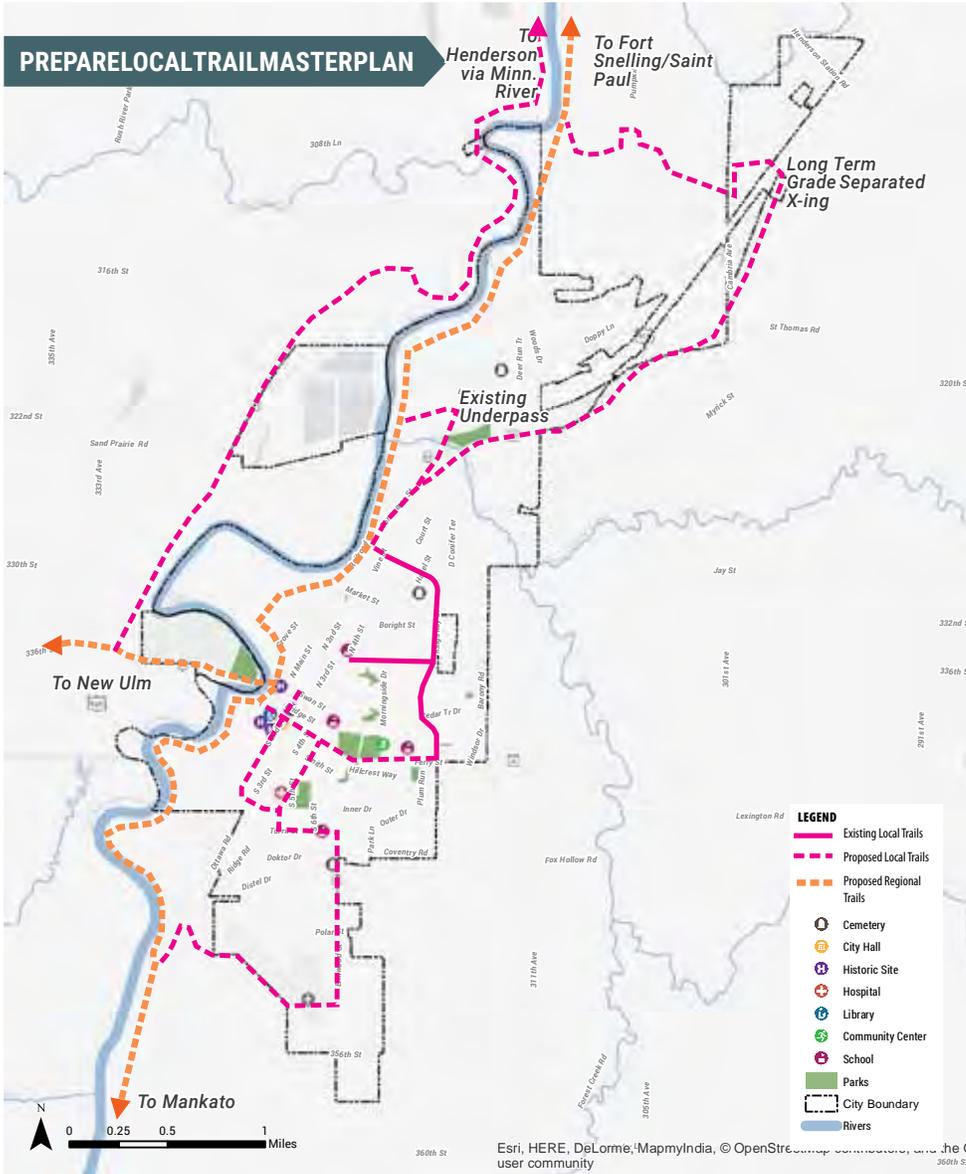
\$ \$\$ \$\$\$

Project Duration

Short Term Long Term Ongoing

Funding Sources

Philanthropy, Grant Resources



Description

Prepare a local trail master plan that guides the creation of a recreation, cultural, historical, and economic resource based trail network. A master plan would define trail improvements linking existing trails with key destinations. It would also establish a list of capital investments, cost estimates, funding strategies and a phasing plan for how it gets built. Such a system can also strengthen the connection point to the greater regional system, making Le Sueur a destination along the regional trail network.

The plan would strengthen recreational opportunities, economic opportunities, and overall quality of life improvements.

Guiding Principles



Location

Kingsway Blvd., Downtown, Historic Landmarks, River, Schools

Responsible Entity

City of Le Sueur, County, School District, Chamber of Commerce, Bike & Trail Committee, Greater Minnesota Regional Park & Trails Commission

Priority

Low Medium **High**

Project Cost

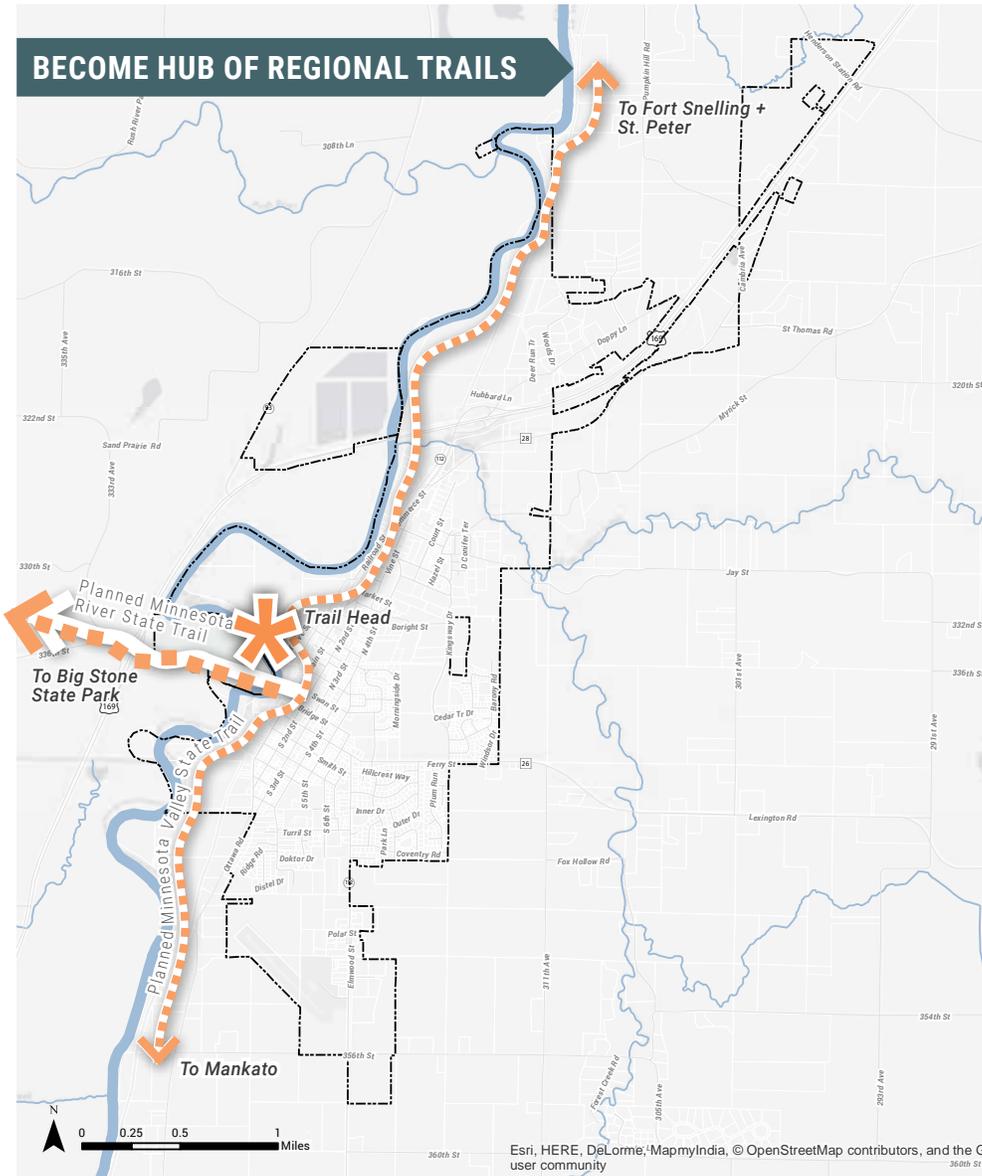
\$ **\$\$** \$\$\$

Project Duration

Short Term **Long Term** Ongoing

Funding Sources

Grant Resources, General Fund



Description

There are two regional trails that are in the planning stages to come together at Le Sueur. The Minnesota Valley State Trail will run from Fort Snelling State Park to Le Sueur (connecting at Mayo Park) and eventually on to Mankato. The Minnesota River State Trail will run from Big Stone State Park in west central Minnesota to Le Sueur. These trail projects are in the planning stages and no specific routes have been defined.

The City can be an advocate of the regional trail projects. The City can also work to make a strong hub by planning for where the trails come into Le Sueur and link up. By establishing a master plan the city can help define the route, wayside rest, trail head areas and associated amenities, and potential interpretive amenities in collaboration with the DNR.

Guiding Principles



Location

City Wide & Beyond

Responsible Entity

City of Le Sueur, DNR, County, Greater Minnesota Regional Park & Trails Commission

Priority

Low Medium **High**

Project Cost

\$ **\$\$** \$\$\$

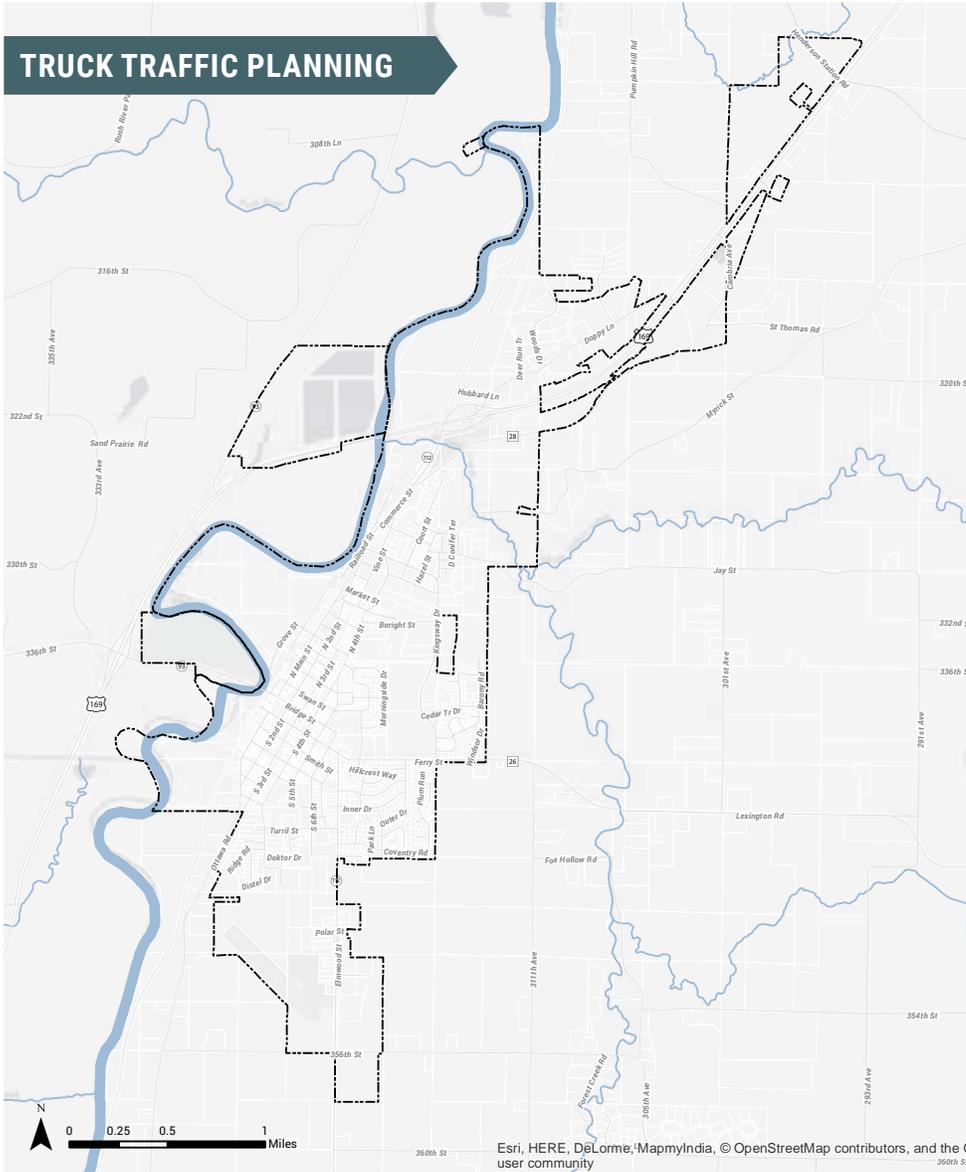
Project Duration

Short Term **Long Term** Ongoing

Funding Sources

Grant Resources, General Fund

TRUCK TRAFFIC PLANNING



Description

Develop dedicated truck routes and standards/guidelines for timing of operations to minimize the impacts of trucks on Main Street and other key roads in the City. Explore solutions to enable Trucks and Pedestrians to coexist, like:

- » Delivery timing
- » Truck circulation
- » Addressing infrastructure issues (i.e. low clearance bridge)

Explore opportunities to couple truck route development with redevelopment projects, like locating truck access to the rear of new buildings on high-traffic streets.

Guiding Principles



Location

City Wide

Responsible Entity

City of Le Sueur, MnDOT, Trucking Companies, Businesses Reliant on Trucking

Priority

Low **Medium** High

Project Cost

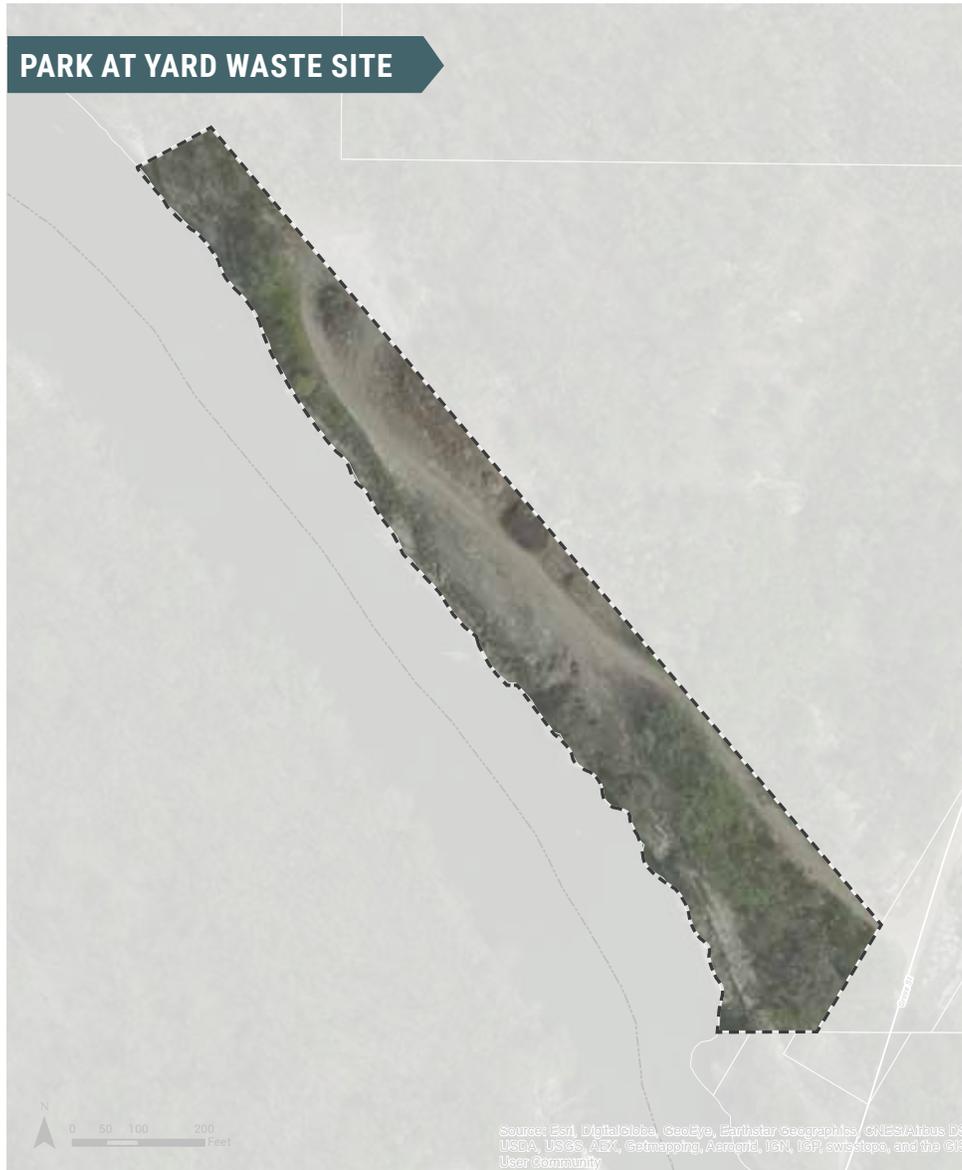
\$ \$\$ \$\$\$

Project Duration

Short Term Long Term Ongoing

Funding Sources

In-Kind Business, General Fund, MnDOT, Counties



Description

Develop a park at the City owned property along the Minnesota River, and Northwest of downtown that currently houses the yard waste site. Relocate yard waste site to less pristine/valued area.

Include opportunities to utilize the river as a recreational resource, like canoe and kayak rental, a fishing pier, or an overlook.

Restore and maintain the site's environmental resources to provide access to natural areas and improve the wildlife habitat and ecological functioning. Provide historical interpretation or environmental learning opportunities.

Connect the park to local and regional trail systems to enhance connectivity and make it a destination.

Guiding Principles



Location

Waste Yard Site

Responsible Entity

City of Le Sueur, Public/Private Outfitters

Priority

Low Medium High

Project Cost

\$ **\$\$** \$\$\$

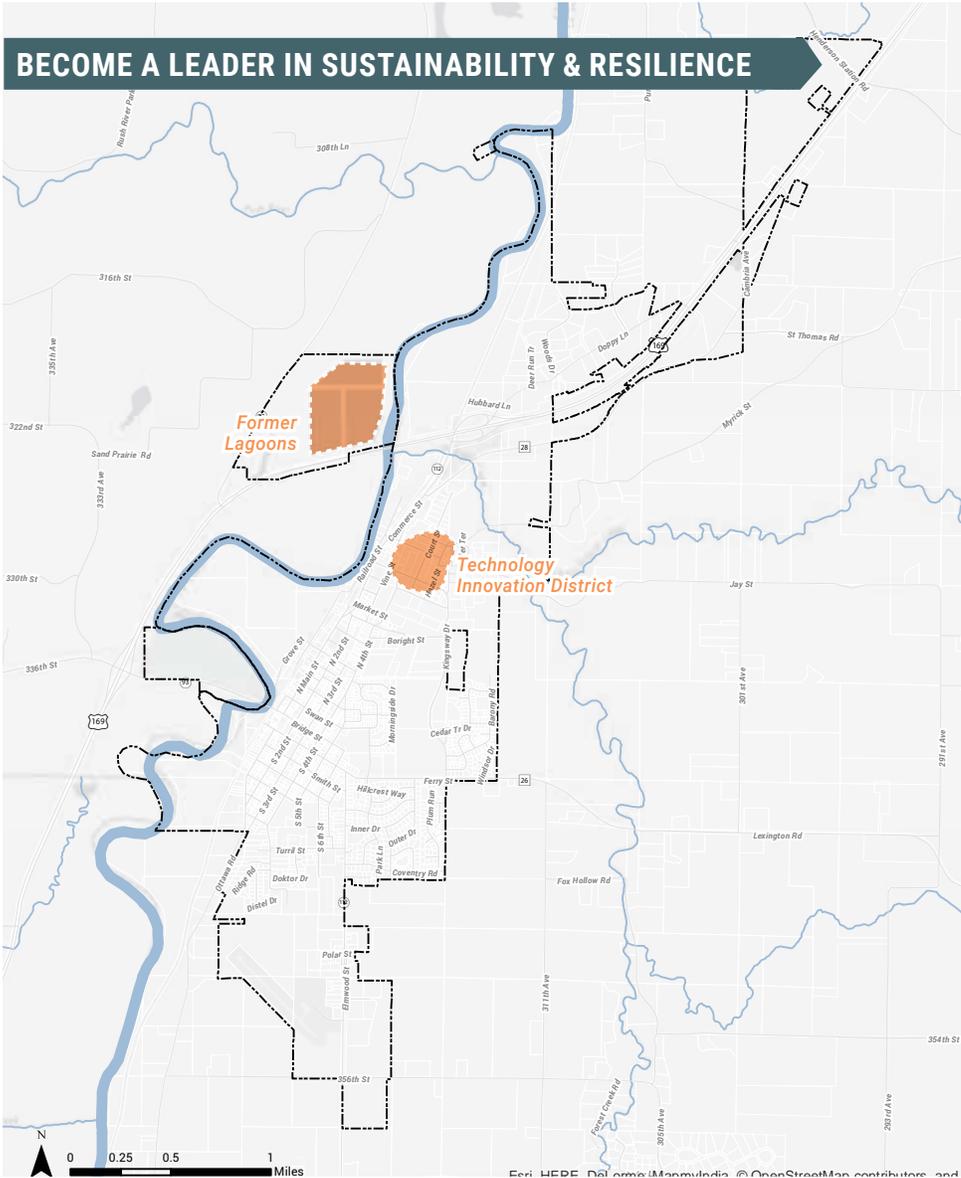
Project Duration

Short Term **Long Term** Ongoing

Funding Sources

Grant Resources, General Fund, Park Dedication

BECOME A LEADER IN SUSTAINABILITY & RESILIENCE



Description

Work to make the Le Sueur community a leader in sustainability and resilience. Energy efficiency is one component of sustainability and resilience. The design of our community (land uses, transportation systems, and building form) has a significant impact on the amount of energy we consume. A walkable environment, an urban forest (street trees or shade trees), how buildings orient to the sun, or the efficient use of lands and buildings can be improved through good urban design. Economic development strategies can be connected to attracting and promoting corporations that are leaders in energy efficiency or green building.

This project idea is to integrate alternative renewable energy improvements into public and private development projects such as solar panels, solar farms, small scale wind turbines, geothermal, or other renewable energy sources. Additionally, this project idea would promote the City becoming part of the Minnesota GreenStep Cities, a voluntary challenge, assistance and recognition program to help cities achieve their sustainability and quality-of-life goals.

Guiding Principles



Location

City Wide, Former Lagoon Site (solar farm), Renewable Energy Research/Technology Center

Responsible Entity

City of Le Sueur, Le Sueur-Henderson School District, Private Industries/Investors, MNPA

Priority

Low **Medium** High

Project Cost

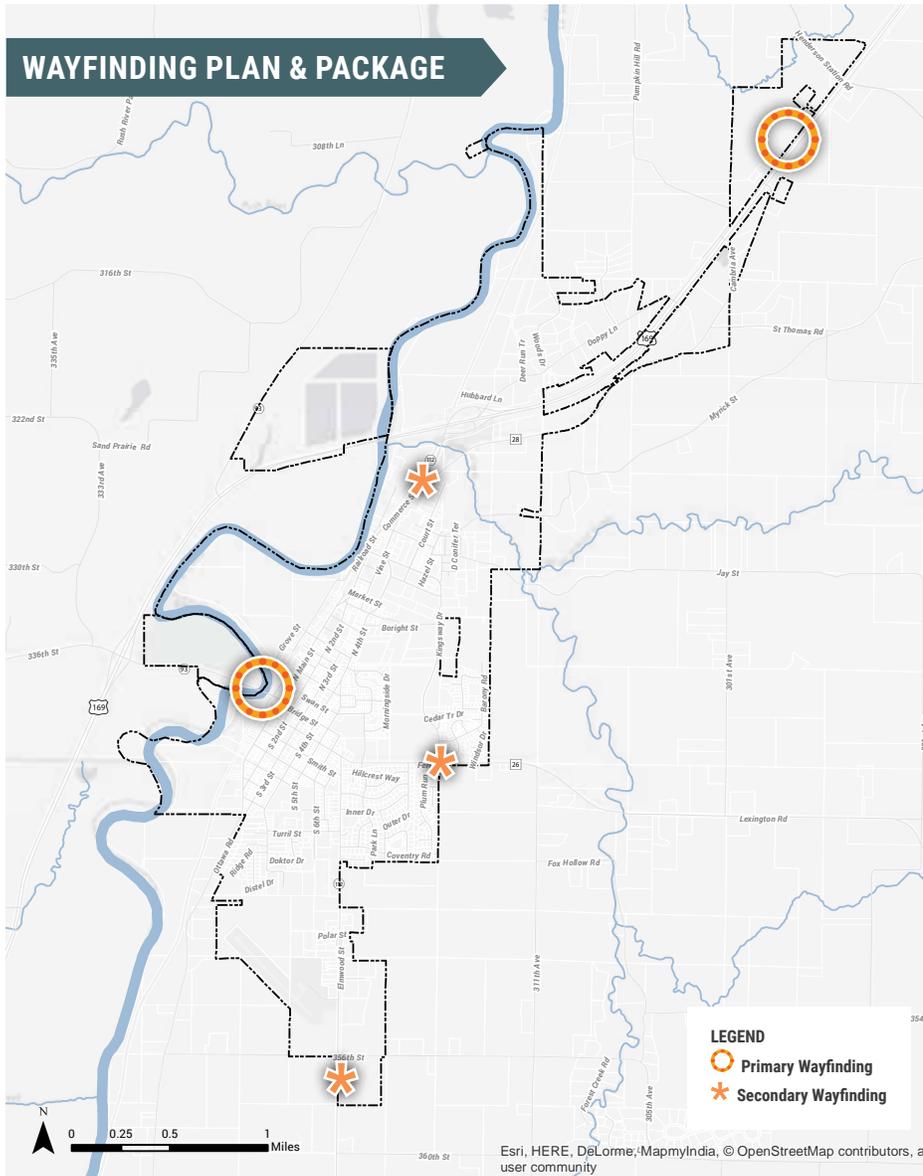
\$ **\$\$** \$\$\$

Project Duration

Short Term **Long Term** Ongoing

Funding Sources

Grant Resources, DOE, Private Investment, MNPA



Description

Develop a palate of signs to improve people's ability to find, come to, and move through the community of Le Sueur.

Primary signage, like entry monuments and informational kiosks, should be located around the downtown area and at other high traffic entry points, while secondary signage, like directional signs, should be located at lower traffic entry points.

A variety of signage types should be distributed throughout the City, including entry monuments and signage, directional signage, and informational and interpretive kiosks. Throughout this signage, important landmarks and destinations should be highlighted, as well as historic and district information.

Guiding Principles



Location

City Wide

Responsible Entity

City of Le Sueur, Business Owners, MnDOT, County

Priority

Low **Medium** High

Project Cost

\$ **\$\$** \$\$\$

Project Duration

Short Term Long Term Ongoing

Funding Sources

Grant Resources, General Fund, Chamber of Commerce

TECHNOLOGY INNOVATION DISTRICT



Description

Building off of current technology businesses and facilities, the City should develop a “Technology Innovation District” based on grouping technology focused businesses and startups. Provisions of some infrastructure related to internet speeds, security, etc. may be required.

First step would include a master plan that establishes the district brand and identity, market strategy, and public improvements needed. Additional steps will include placing major business professionals on a board to voluntarily mentor and control grant monies to applicants. These leaders would need to represent a wide range of significant business sectors.

Guiding Principles			
Location	Centered around 4th St. between Division St. & Cathcart St.		
Responsible Entity	City of Le Sueur, Chamber of Commerce, Business Owners, Developers/Brokers		
Priority	Low	Medium	High
Project Cost	\$	\$\$	\$\$\$
Project Duration	Short Term	Long Term	Ongoing
Funding Sources	Grant Resources, DEED, EDA, Philanthropy		

MAYO PARK MASTER PLAN



Description

Prepare a master plan for Mayo Park. The plan should guide future development and investments, address flooding issues, think about connectivity to other destinations, and potential for events and other programming, and factor in on-going operations/maintenance costs and sustainability.

Guiding Principles



Location

Mayo Park

Responsible Entity

City of Le Sueur

Priority

Low **Medium** High

Project Cost

\$ \$\$ \$\$\$

Project Duration

Short Term Long Term Ongoing

Funding Sources

Grant Resources, Park Dedication, DNR, General Fund