



THE LAND USE BULLETIN

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Sprawl and Labor Unions

In 2001, the AFL-CIO adopted a resolution that condemns the many ways in which sprawl harms working families and urges labor leaders to weigh in on the smart-growth debate. Don Turner, retired President of the Chicago Federation of Labor, introduced the resolution and has since been speaking to smart-growth and labor groups across the country. 1000 Friends of Iowa invited him to the state to meet with union leaders, legislators and the press in Des Moines, Waterloo and Davenport and discuss labor's role in the smart-growth debate.

So how does sprawl affect unions? One example is that working people are left without transportation choices when box stores and malls build on the edge of town where they are accessible only by auto. These stores generally pay minimum wage with few, if any, benefits and are also often aggressively anti-union. In February 2000, ten Wal-Mart meat cutters in Texas voted to join the UFCW. Two weeks after the NLRB certified the election, Wal-Mart announced it was closing the meat departments in 180 of its stores and switching to outsourced, prepackaged meats.

Unions are also affected when transit jobs are lost or downgraded as the region's growth occurs at its fringe and commuters are forced into cars. Transit ridership declines, forcing cities to cut service, reduce crew sizes, and consider privatization. Other low-income workers are hurt when night transit services are cut and night-shift workers must wait hours to get a ride home.

Also, when core communities lose population due to the push of growth to the suburbs, tax bases are eroded, class sizes grow and teacher salaries fall behind regional averages. Families that are able

move to higher-tax-base suburbs with healthier schools. Similar problems undermine every kind of public job: police, fire, sanitation, maintenance, human services, and parks and recreation.

Sprawl also has an impact on labor in the political arena. Regional data from cities and their surrounding suburbs show that legislators from core cities and older suburbs vote substantially more with unions than legislators from the outer ring areas. This was evident for a number of issues including trade agreements, workplace safety, collective bargaining and pay equity.

Labor could have a great influence in planning policy and Turner hopes to encourage more planning activism among unions.

"This is *the* urban issue for the next twenty years," says Turner. "Either labor gets involved in how smart growth unfolds, or it happens *to* us."

"This is *the* urban issue for the next twenty years."

Don Turner, retired president of the Chicago Federation of Labor

For more information on how sprawl affects unions, go to www.goodjobsfirst.org.

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The mission of 1000 Friends of Iowa is to educate the citizens of our state about the long-term benefits of halting urban sprawl, conserving and protecting our agricultural and natural resources, and revitalizing our cities and towns.

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Growin' Times

Eightieth Iowa General Assembly Off and Running

by Ed Fallon



Predictably, the Iowa Legislature got off to a slow start last month. Not that that's necessarily a bad thing. With 44 new members and a \$400 million budget deficit, easing into the new session probably makes sense.

So, what's the prognosis on land-use legislation? While it's still too early to tell, three issues seem likely to receive serious consideration.

IMPACT FEES. Politics makes strange bedfellows, and nowhere is this truer than with land use. In my work with 1000 Friends, I'm the principal contact for our most recent Jordan Creek Mall lawsuit against West Des Moines. Yet in my capacity as a state lawmaker, I'm 100% with West Des Moines in its push for legislation allowing cities to charge developers impact fees.

Most residential development costs cities more than they raise in new taxes. A few years back, to offset this problem West Des Moines insisted that developers help fund the additional services required. The city levied an impact fee. Developers sued and won. The cities' only recourse at this point is to add language to the Iowa Code making it clear that cities have the authority to charge such fees. As we go to press, a bi-partisan group of House members has requested impact fee legislation, specifically focused on getting developers to help pay for park development.

THE LAND MANAGEMENT PLANNING ACT. Between April and October of last year, five legislators and 25 citizens representing a range of groups met monthly to fine tune legislation helping cities and counties plan cooperatively. Much progress was made, and a new bill with bipartisan support is being discussed in the House Local Government Committee. It's still hard to say exactly what form the bill will take coming out of committee, but there's a growing consensus that the proposed changes are needed.

TAX INCREMENT FINANCING (TIF). Concerns about TIF continue to grow. County governments lose more and more revenue to TIF each year. The state of Iowa itself had to fork over \$27 million last year to reimburse school districts that lost revenue to TIFs. Statewide, the amount of taxable valuation in TIF districts is \$4.5 billion – roughly equivalent to the state's annual budget! None of that \$4.5 billion is subject to the usual taxation formula, resulting in a shift from the average taxpayer to a handful of special interests.

So, what's likely to happen in the legislature this year to address the TIF problem? It's still too early to tell, but some of the ideas being floated include:

- Requiring that the base valuation for TIF districts be updated every eight years.
- Disallowing the use of TIF in conjunction with tax abatement.
- Eliminating the use of TIF for retail development.

Ames—Another Anywhere, USA?

Not if 1000 Friends of Iowa can help.

Since mid-November, 1000 Friends has had a full-time presence in Ames, working with Story County's 1000 Friends' members and other local citizens to organize opposition to a regional mega-mall in Ames. Wolford Development Inc., a Tennessee-based company, is proposing a 700,000-square-foot regional mall on the outskirts of town.

After numerous members of 1000 Friends contacted our Des Moines office, Tony Taylor, an Ames resident and professional organizer, was hired to help organize opposition against the proposed development.

"We have worked with 1000 Friends members, concerned citizens, business owners on Main Street, and even the current mall in Ames to fight for the long-term quality of life in our community," Taylor said. "The Main Street District is diverse and vibrant, and the proposed mall would have a devastating effect on Ames and the health and survival of our locally owned businesses."



Several presentations by 1000 Friends to business owners and civic groups, along with a petition drive, have been the main focus of efforts so far. Currently, 29 Main Street businesses and several at the existing mall have joined forces to help. Several events sponsored by 1000 Friends and local business owners have been planned to publicize

the issue and gather more signatures on the petition. Those who sign the petition are being encouraged to write letters to the editor of the local paper and to attend Ames City Council meetings.

"Ultimately the city council will make the decision whether the mall goes in or not," said Taylor. "We need to focus our energy on letting them know that people do not want this mall.

Ames has a wonderful asset in its downtown business district. We cannot afford to take it for granted and squander it away."

If you would like more information on this project or would like to help, contact Tony Taylor at 515-268-9081.

CAFO Task Force Gets Underway

Establishing a Confined Animals Feeding Operation Task Force has been in the works for several months and was officially undertaken this week when eleven 1000 Friends members from across the state agreed to weigh in with their opinions. This task force is being formed in response to the concerns of many 1000 Friends' members who believe that CAFOs present serious land-use issues in many Iowa counties. Since the members of the task force are sprinkled around the state, the group will not actually meet in person but will conduct its work and conversations via email, though a few members will still chime in using the traditional means of pen to paper. The CAFO Task Force will jumpstart its operation early in February, and by April will have produced a draft of a position statement on the land-use aspects of CAFOs that 1000 Friends' Board of Directors will consider adopting as its official position.

Welcome, Abbie

Our intern has hit the homestretch at Grinnell College, where she will graduate this spring.

Abbie Kennedy is an English major because she loves to read and write, and hopes her skills with the pen will convert into a job come June.

Besides her English classes, she recently enrolled in racquetball. The relatively small court is well-suited to small people, like Abbie.

At 1000 Friends, she will be organizing the CAFO Task Force and working on Public Policy Updates.



Land Use

In 1998, Tennessee passed the Growth Policy Act that requires cities and counties to plan cooperatively for future growth while preserving farmland and natural areas. It also encourages compact development, creates no new state agencies and spends no additional state money. It is the model for the Land Management and Planning Act, a bill that has been in the works in Iowa since 1999. So if it works in Tennessee, can it work in Iowa?

Sam Edwards, Legal Counsel and Deputy Executive Director for the Nashville Regional Council, believes it can. Sam helped draft the Tennessee law after concerns about annexation and incorporation began to plague the state. 1000 Friends of Iowa invited Sam to speak at our annual meeting to share Tennessee's experiences before, during and after the passage of the Growth Policy Act. Once he agreed to come, we thought of a few other people who might benefit from his knowledge.

In Des Moines, Sam spoke with legislators, lobbyists and policy analysts describing how the bill gained support in Tennessee and how they avoided exacerbating the state's budget problems. While some states have enacted planning legislation that costs both state and local governments, Iowa needs a law that keeps spending at a minimum. The key to Tennessee's success is that, while the bill requires cooperation, it also strongly encourages cities and counties to take advantage of their public resources, such as the University of Tennessee and local planning offices, to eliminate the need for expensive consultants.

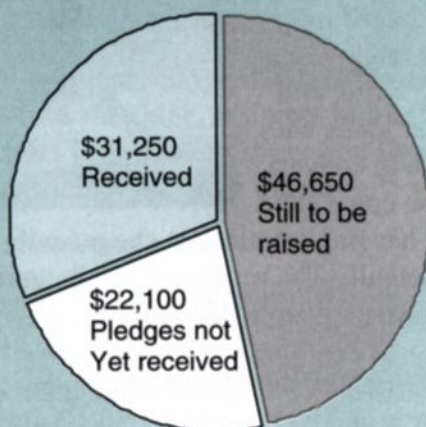
In Ames that evening, Sam spoke to planners, students and local citizens. He described the process regions go through to create their 20-year plans. While the details of a plan are determined by the cities and their surrounding county, they must also be unanimously approved by each city and the county without changes. Despite such a tough requirement, all counties but one currently have their plans approved and in place.

The next day brought press meetings in Marshalltown, Waterloo and Cedar Rapids before heading to Iowa City for another presentation. Sam discussed how the bill has realized not only the advantages of planning, but it also has provided a resolution to the competition and animosity that plagued cities before the bill, a side effect from which Iowa's cities could greatly benefit.

Finally, we came to the annual meeting in Perry. After hearing about the successes and challenges 1000 Friends of Iowa continues to face in educating Iowans about land-use issues, we got our final presentation from Sam. Despite the long, cold days, he pulled through without signs of tiring. Just for good measure, though, we threw in one more television interview at the airport.

If you would like more information about Tennessee's Growth Policy Act or Iowa's proposed Land Management and Planning Act, please call Rose at 515/288-5364.

Major Donor \$100,000 Campaign



Thanks, Volunteers

You probably heard from one of our stalwart volunteers during the 2002 Phonathon in December. It took a large team to reach all our members.

Many, many thanks to Allan Gunderson, Stacie Etcheverry, Tricia Lyman, Rick Coash, Carl Zeh, Peter McNally, Rita Hohenshell, Ellie Philips, Joel Brown, John Zeitler, Chris Breitbach, Cathy Engstrom, Danelle Stamps and Steve Goltry for their efforts with the phone, and to Rose Winkeler, Shirley Behre, Hazel Glenn, and Autumn Griffieon for providing meals for the telephoners.

Southern Style

Eighty members and friends enjoyed an Iowa-grown meal during our annual meeting January 18 at the Hotel Pattee in Perry. Executive Chef, David North, planned the meal to include everything from squash soup to baked Alaska.



Ed and Kristin Fallon entertained with Irish tunes on harp and whistle...

...and Ed and LaVon sung an original, updated version of Melvina Reynolds' "Little Boxes."



West Des Moines Approves "New Urbanist" Guidelines

At its January 6 meeting, the West Des Moines City Council approved an overlay district that will guide development in an area surrounding Jordan Creek Town Center. The guidelines are based on Traditional Neighborhood Design principles. Dramatic changes in the appearance of homes and businesses on the city's west side could result.

Traditional Neighborhood Design calls for a return to time-tested principles of neighborhood design. Homes sit close to the street and front porches are common. Reversing today's "snout house," in which the garage protrudes and the entrance is set back, this plan relegates garages to the backs of lots. The style brings dining, shopping and entertainment within walking distance of families, with the area punctuated with open spaces and public art.

These principles are found in several successful developments throughout the United States. However, Iowa's climate could hamper a design that takes people out of their temperature-controlled cars. Success also requires developers and city officials to rethink what is the norm. Instead of wide, multilane streets, fields of parking in front of businesses, and subdivisions planned around cars and cul-de-sacs, the new design strives to incorporate housing, work places, shops, entertainment, schools, parks, and civic facilities all within easy walking distance of each other.



RAGBRAI's Team Schmooze Teams Up with 1000 Friends

by LaVon Grifficon

I was rather shamefaced recently when it had to be explained to me why bicyclists from around the country, riding on RAGBRAI, need to support 1000 Friends of Iowa. Bluntly put by veteran rider Al Brody, "RAGBRAI will not work in suburbs!! And every rider on RAGBRAI knows it."

1000 Friends of Iowa has had a small presence at RAGBRAI in years past, but RAGBRAI XXXI promises to be our most exciting yet, with Team Schmooze carrying our message of responsible land use to bikers and non-bikers. Al Brody, the head Schmoozer, approached me last year, and we have been brainstorming the possibilities ever since. Jerseys are being designed for the July 20-26 event with responsible land use as the theme. But I promise the action doesn't stop with the shirt design.

You can check out Team Schmooze on their website at <http://pagaes.cthome.net/TeamSchmooze>.

Iowa cities hosting the event this year are Glenwood, Shenandoah, Bedford, Osceola, Oskaloosa, Bloomfield, Mount Pleasant and Fort Madison. The Schmoozers will be looking for accommodations in or near each of these cities. There will be about 20 riders on the team. Here are the specs that they listed when I asked if I could help:

"Access to a shower is important (hot water goes a LONG way at the end of a grueling day. Staying in the house, on the floor, is a plus but not necessary. Food is always appreciated. :-) But the most important part is getting to share our lives with the locals. It is the hospitality that is the magic of Iowans that makes RAGBRAI amazing."

They are *schmoozers* after all!

If you can help us out with accommodations please contact Al Brody at bikerbrody@aol.com. Team Schmooze promises to bring us quite an outreach presence across Iowa. Let's show them some Iowa hospitality along the way.

Jordan Creek Lawsuit Appealed

1000 Friends of Iowa has filed an appeal in U.S. District Court concerning the extensive public subsidies for transportation infrastructure being built to access the proposed Jordan Creek Mall in West Des Moines. The basis for the appeal is that the district court wrongly decided the merits of the environmental issues and erred in dismissing this case.

The U.S. Department of Transportation, Federal Highway Administration, Iowa Department of Transportation and the city of West Des Moines failed to conduct a comprehensive environmental review of the highway interchange projects (now under construction) needed to accommodate the proposed mall. Instead of looking at the entire development project and the ramifications of such a huge

retail development on both farmland and existing businesses, the appellees segmented the area being evaluated and failed to analyze the big picture. 1000 Friends is convinced that the mall will contribute significantly to urban sprawl throughout the metro region.

Jordan Creek is not an example of responsible land use. In its present location, it is the antithesis of smart growth. The only way the mall can go forward is with publicly financed highway and development subsidies. For this reason, federal, state and local governments have a duty to fully evaluate the impacts of this project and mitigate its adverse effects rather than facilitate them. Such an evaluation was not conducted, and we are counting on a favorable ruling by the U.S. District Court to see that it is.



The fence is up!

Many volunteers braved the cold to build the fence surrounding the community garden that's part of our 7th Street Revitalization project.

From HOME, Inc: Ray Murray, Carpentry Trainer; Christina Sample, Assistant Carpentry Trainer; Jan Owens Bruene, Associate Director; Pam Carmichael, Executive Director. From the Operating Engineers Local 234: Clint Walker, Training Instructor; Ed Dicks, Coordinator-Apprentice. YouthBuild Trainees: Shamirah Gibbs, Shane Genochio, Brandon Bundy, Carlton Jones, Jackie Fielder, Kris Petty, C. C. Robinson, Nicole Foster, C. J. Mallett, and Riciono Jackson. From

DMACC: Jeannette Rhone, YouthBuild Coordinator; Mary Chapman, Director; Lars Fatland, GED instructor. Many, many thanks to everyone who helped.

MEMBERSHIP

We are gearing up to make our name a reality. We now have 916 members and contributors in 71 counties. We hope to have 1,000 \$100 Founding Friends, giving us an operating budget of \$100,000 — a solid position from which to move forward in our work.

If you would like to be a Founding Friend, but can't afford a lump sum contribution of \$100, we have a monthly pledge program for \$8.75 a month. Of course, we gratefully accept annual members at \$20 and up as well.

**Clip and mail with your tax deductible check, payable to 1000 Friends of Iowa.
Mail to 1000 Friends of Iowa, 3524 Sixth Avenue, Des Moines, IA 50313.**

MEMBERSHIP CATEGORIES

Student/Senior ☐ \$20 Founding Friend ☐ \$100

Individual ☐ \$35 Sustaining Friend ☐ \$1,000
(or more)

Family ☐ \$45 Other ☐ \$_____

Enclosed is my tax-deductible check for \$_____

Name _____

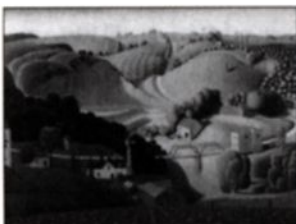
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*Gearing up for RAGBRAI
...details inside*

How to File a Soil Loss Complaint

Every now and again we see soil eroded into the street near a construction site or industrial site. Often ground cover and vegetation are totally removed, leaving bare soil exposed to the elements for months, awaiting future construction activity. We know that eroding soil eventually ends up in our storm sewers, streams, lakes and rivers and threatens our water quality. There are two places that concerned citizens can call to report soil erosion or waters impaired by erosion.

If the problem is on agricultural land the complaint should be directed to the Soil and Water Conservation District office. There is a SWCD office in each county, and it can be found at the USDA Service Center or the government listings in your phone book. Or you can find the commissioners for your county at www.agriculture.state.ia.us/swcd.html.

For an urban soil complaint there are six regional DNR offices across the state, covering 16-20 counties each. To find a map showing which region the complaint is in, check the DNR website at www.iowadnr.com and click on "environmental compliance and enforcement" then "field office information."

The contact numbers for the six regional offices are:

Region 1	Manchester	653-927-2640
Region 2	Mason City	641-424-4073
Region 3	Spencer	712-262-4177
Region 4	Atlantic	712-243-1934
Region 5	Des Moines	515-725-0268
Region 6	Washington	319-653-2135