



# THE LAND USE BULLETIN

Winter, 2006 / Issue 63

Published Quarterly By 1000 Friends of Iowa

## A Vote for Responsible Land Use

*In November, Iowa's communities gained some wonderful new supporters —  
a group of elected officials interested in responsible land use.*

*When added to a few officials who are already in office, they constitute the beginning of a "critical mass"  
of politicians who understand the importance of developing communities  
in ways that benefit everyone, not just a few people.*

*Some will be participating in a panel discussion at our annual meeting on April 8 in Iowa City.*

### **Regenia D. Bailey, M.A., M.B.A.**

*Iowa City — City Council*

Regenia is serving in her first term as an Iowa City City Council Member. As part of her work on Council, she serves as Mayor Pro Tem, is Vice-President of the Convention and Visitors' Bureau Board, and serves on the Council's Economic Development Committee. Regenia grew up in Iowa City and is an alumnus of the Iowa City Area Chamber Leadership Program.

"I'm interested in developing regional transportation for the Corridor, developing walkable neighborhoods, and ensuring that pedestrian and bicycle commuters are not ignored in our transportation planning. One of the reasons that the Iowa City area is such an attractive place to live is that one can drive in any direction and be in the country in 15 minutes. I'm concerned that as this area continues to grow, we will lose the rural landscape to residential development. This will negatively affect the quality of life, as well as economic development in our area."

### **Kamyar Enshayan**

*Cedar Falls — City Council*

"My main interest in better land use planning is primarily on reducing the size of a city's footprint on the land as well as its impact on the watershed. We know it is possible to develop without growing in size. We know it is possible to develop our cities so that it costs less to run them. I am interested in learning practical and innovative ways cities can implement to keep the scale small, use less energy and resources to run the city, and respect the watershed."

### **Brian Fagan**

*Cedar Rapids — City Council*

Brian Fagan is one of three at-large representatives on the Cedar Rapids City Council and serves as mayor. He was involved with The First, the citizens' group that formed to oppose the widening of First Avenue in Cedar Rapids from five to seven lanes. He assisted in the preparation of the proposal to name First Avenue as an Iowa Great Place and obtain funding to use context sensitive design principles in the design of the roadway.

He is an attorney with Moyer & Bergman in Cedar Rapids and worked for Jim Leach in the district and Washington, DC offices.

*continued on page 3*

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*The mission of 1000 Friends of Iowa  
is to promote  
responsible development that:*

*• conserves and protects our  
agricultural and natural resources*

*• revitalizes our  
neighborhoods, towns and cities*

*• improves the quality of life  
for future generations*

3850 Merle Hay Road, #309  
Des Moines, IA 50310-1300  
Direct Line: 319/558-6267  
Main Office: 515/288-5364  
Fax: 515/288-6362

Email [kfoi@kfoi.org](mailto:kfoi@kfoi.org) / [www.kfoi.org](http://www.kfoi.org)

## BRIGHT FUTURES

# Best Development Awards

by Jonna Higgins-Freese



It's time again for one of my favorite 1000 Friends of Iowa activities — accepting applications for our annual Best Development Awards.

So many great things have happened as a result of these awards. Last year, I stopped by Grinnell to visit the award-winning Strand Theater. This truly inspiring project kept a business downtown in a beautiful old building, instead of in a multi-plex on the edge of town. While I was there, Bill Menner and Jim Ramsey mentioned how important downtown associations are to responsible growth, and suggested we see if it would be possible to expand the Community Main Street program — and Grinnell isn't even an official Main Street Community! We decided we would make this a priority, and we've been gratified by the level of support and willingness to contact legislators that the various communities have shown.

Somerset Village, another former award winner, provided the site for a lovely reception and walking tour at our last annual meeting. This year, the Peninsula Neighborhood in Iowa City will do the same. The folks at The Peninsula Neighborhood have also put us in touch with some realtors interested in smart growth and appeared with us on a local access television program about smart growth.

The Best Development Awards provide us with a great way to recognize and connect to responsible development that's happening around the state — I can't wait to see what applications we get this year!

If there's a new or renovated commercial, civic, or residential development in your community that promotes infill, mixes uses, or improves the existing downtown, please submit a nomination form, available on our web site at [www.kfoi.org](http://www.kfoi.org).

Full application criteria and guidelines  
for the Best Development Awards  
can be found on our web site at [www.kfoi.org](http://www.kfoi.org).  
**Applications are due by February 28.**



# A Vote for Responsible Land Use

*Do you know of other elected officials or planning and zoning commissioners who support smart growth? Let us know so we can add them to our network.*

*continued from page 1*

## **Dave Franker**

*North Liberty — Mayor*

“Over the past few years North Liberty has become one of the fastest-growing towns in Iowa. But that growth was accomplished without an inclusive, collaborative process in the community and with a disregard for adequate infrastructure to complement the growth.

“Based on my experience as a school board member, where I advocated for Iowa’s first Leadership in Environmental and Energy Design (LEED) school, I plan to lead North Liberty in a process that is open, inclusive and collaborative. In doing so, we have it in our hands, due to our favorable market position between Cedar Rapids and Iowa City, to grow in a smart, environmentally sound fashion. I have advocated for a “Good Neighbor” policy, so that citizens in a potentially affected neighborhood will have an opportunity to give their ideas before any proposed land use change comes before the Planning and Zoning Commission.

“As a city councilor in 2005 I led a Transit Task Force and now as mayor I will oversee the implementation of beginning transit service for North Liberty in 2006.”

## **Gerry Kuhl**

*North Liberty — City Council*

“My belief is that we need to be wise stewards of the resources we have been given so that we will pass on to future generations resources that are in at least the same condition that we received them. Among those precious resources are water, lakes and streams, fuel, and our air. We need to be concerned about what we as people do to our own bodies and evaluate our use of chemicals and how they affect us and our environment. We need to also conserve resources. During my term I intend to pursue policies that are friendly to our environment. I am committed to sensible growth.”

## **Rod Sullivan**

*Supervisor — Johnson County*

“I am an unabashed environmentalist, and as a member of the Board of Supervisors, I have defended the environment at every opportunity. I have always voted against making exceptions to our Land Use Plan that favor development and harm the environment.

“I have worked on and pushed for improvements to the Land Use Plan, stronger septic laws, a sensitive areas ordinance, a watershed study, increased funding for the Conservation Department, incentives for workers who use mass transit, a buy local policy, reductions in road building, and increases in trail building. I am on two committees studying mass transit (including light rail) for the Linn & Johnson County area.”

## **Tom Podzimek**

*Cedar Rapids — City Council*

“Over the last 50 years, vast amounts of the forests and prairies that once covered the Cedar Rapids area have been eliminated. We can’t reverse these losses, but we can look at what we have left and make a commitment to preserve it for our children and future generations. We can also make sure that as the city grows, developers contribute to the health of the city by providing connecting paths to schools, parks and businesses so that we don’t have to use cars to get everywhere.

“For too long, some people have believed in treating all resources like they must be used up as quickly as possible for profit. This “fire sale” mentality has led to wholesale destruction that benefits a few people at the expense of the majority. It also destroys many things that future generations would enjoy and pass on if they had the chance.”





# Thanks to these generous friends who contributed from October 16, 2005 through January 2, 2006

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*We have made every effort  
to ensure that our donor  
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an error, please let us know  
right away and we'll correct  
it in the next edition.*

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We would like to thank Elizabeth Holland  
for her generous in-kind donation of office space.

Susan Koch Bridgford kindly contributes  
the design of the newsletter and other documents.  
Her patience and design skills are responsible for the  
clean, professional look of our publications.

*Thank you!!*

# MATCHING GRANT

## *Your contribution automatically increases!*

Thanks to a generous matching grant from the Iowa Foundation for Education, Environment & the Arts, contributions to 1000 Friends of Iowa are being matched on a 2:1 basis.

For example, for any contribution of \$100, the Foundation will contribute an additional \$50!

Says Laura Belin, President of the Foundation, "We feel that 1000 Friends' hard work on development issues will pay off in the long run . . . thanks for fighting the good fight!"

.....  
**Clip and mail with your tax deductible check, payable to: 1000 Friends of Iowa / 3524 6th Avenue / Des Moines, IA 50313**

## MEMBERSHIP

*We are now over 1,000 members in 75 counties.*

*Our board has set a goal to reach 1000 Founding Friends in 2005.*

*Of course we gratefully accept annual members at \$20 and up as well.*

### FRIEND LEVELS

- ☐ Revitalizing Friend (\$5000 +)
- ☐ Sustaining Friend (\$1000-\$4999)
- ☐ Nurturing Friend (\$500-\$999)
- ☐ Supporting Friend (\$250-\$499)
- ☐ Renewing Friend (\$100-\$249)  
Subsequent gift of \$100 +
- ☐ Founding Friend (\$100-\$249)  
First gift of \$100 +

### MEMBER LEVELS

- ☐ Friend (\$50-\$99)
- ☐ Student/Senior (\$20-\$49)
- ☐ Other \$ \_\_\_\_\_
- ☐ I would like to be listed anonymously.
- ☐ Monthly Contribution \$ \_\_\_\_\_  
(See form below)
- ☐ Enclosed is my tax deductible check for \$ \_\_\_\_\_

Name \_\_\_\_\_  
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Home Phone \_\_\_\_\_  
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**Please return the completed form with a voided check to: 1000 Friends of Iowa / 3524 6th Avenue / Des Moines, IA 50313**

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Amount per month (\$8.34 minimum)\* \$ \_\_\_\_\_

Total annual gift (\$100.00 minimum)\* \$ \_\_\_\_\_

\* Because we are charged a fee for each automatic payment, this option is only available for **Founding / Renewing Friends** level and above.



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the latest information  
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email address to  
kfoi@kfoi.org  
and we'll be sure  
you get the most  
up-to-the-minute  
legislative news.*

## LEGISLATIVE UPDATE:

# 1000 Friends Identify Policy Priorities

1000 Friends of Iowa has identified increased funding for the Community Main Street program and placing sensible limits on the use of eminent domain as priorities for the upcoming legislative session.

We will also continue to monitor legislative activities for other items of interest to 1000 Friends' members.

### COMMUNITY MAIN STREET

More than 50 communities have agreed to contact their legislators regarding additional funding for the Community Main Street program. 1000 Friends supports expanded funding for this program because it is an effective tool for directing development downtown rather than to the fringe of a community. In addition, it is one of the Department of Economic

Development's most effective programs, generating an average of \$66 in private investment for every public dollar spent in the last 20 years. Please ask your legislator to support a \$200,000 increase in funding for the program.

### EMINENT DOMAIN

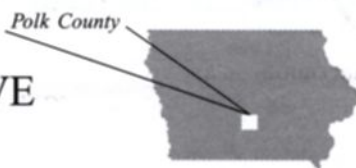
Given last summer's Supreme Court ruling in the Kelo vs. New Holland case, Iowa's legislators are bound to discuss eminent domain (the government's power to purchase private property at fair market value for certain purposes). Our goal is to ensure that any legislation retains sensible limits on the use or abuse of eminent domain, while retaining it as an important tool that can sometimes be used to promote responsible land use and infill development.

## NEWS FROM FRIENDS ACROSS IOWA

### Polk County: COMPREHENSIVE PLAN

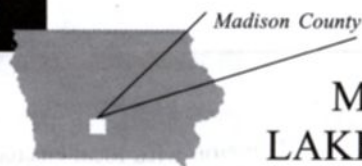
Over the past year Polk County residents have participated in a series of citizen input meetings to create a new comprehensive plan. Polk County's new plan will guide growth until 2030 and provide the foundation upon which Iowa's newest and largest urban renewal plan (The SE Polk Rural Water Urban Renewal Plan containing 6000 acres) will rely.

If you live in Polk County, please mark your calendar for January 30 or 31st. Polk County will be holding a total of four Open Houses on those two dates to unveil their new Polk County Comprehensive Plan. Visit the Polk County website at [www.co.polk.ia.us](http://www.co.polk.ia.us) and click on Draft Plan, to view the new plan they are creating. At various times in January, Polk County will update the site with new sections of the plan. Public hearings will be held on the plans after citizens are given a chance to view them.



### Madison County: LAKE OPPOSITION

A proposal to build a 2,500 acre lake that would flood homes, century farms, and rare native oak savanna woodland is being opposed by a number of local residents. The lake is supported by a number of business and government interests, including former gubernatorial candidate Doug Gross, who owns land in the area. The lake, which would provide drinking water and recreation, is expected to cost the public at least \$30 million. For further details on the project, see the *City View* article at: [www.dmcityview.com/archives/dec/12-01-05/index](http://www.dmcityview.com/archives/dec/12-01-05/index).



### Johnson County: NEWPORT ROAD

A group of 58 residents in Johnson County have sued the Board of Supervisors over a plan to widen and relocate Newport Road north of Iowa City. The lawsuit alleges that the Supervisors pushed the consulting firm to change the original findings that recommended working within the original right-of-way, violated the county land use plan, and violated Iowa Code requirements that farmland be used as a right-of-way only as a last resort.

The group has the support of Farm Bureau. Mary Ferentz, wife of Hawkeye football coach Kirk Ferentz, helped raise the profile of the issue and assisted the group in successfully arguing to change the date of a public hearing on the road, originally scheduled for December 29, when many area residents planned to be in Florida for the Outback Bowl.



### Iowa City: PETITION HEARING

The City of Iowa City is contesting our petition to join as intervenors in the citizen law suit against the rezoning for Wal-Mart. A hearing date will be set later in January for a judge to determine whether 1000 Friends will contribute to the suit without going outside the bounds of the current scope of the case.





# 1000 Friends of Iowa Annual Meeting

## RESPONSIBLE LAND USE IN IOWA:

### Success and Challenges

Saturday April 8, 2006

Registration 8:30 a.m. • Conference 9:00 – 4:00

Zion Lutheran Church  
310 N. Johnson Street, Iowa City

Keynote Address: **Craig Malin**

*Mr. Malin is the City Administrator in Davenport, Iowa and a member of the Congress for the New Urbanism. He was instrumental in facilitating the visioning and community input process that led to the creation of Prairie Heights, a neo-traditional development in a growing area of the city that will include more than 1,100 new residences over 630 acres, 220 acres of which are owned by the city. The mixed-use plan includes some retail area on the 53rd Street side, a 126-acre public park, and environmental/green-space corridors throughout. Mr. Malin will discuss his experiences living in and working to promote neo-traditional development in several Midwestern communities.*

The day's events will also include:

Tour of the Peninsula Neighborhood Development Project — Winner of a 2005 Best Development Award  
Reports from Around the State • Business Meeting • Best Development Awards  
Panel Discussion with local elected officials about smart growth, including:  
Participants: Jim Popken (Ames), Kamyar Enshayan (Cedar Falls), Brian Fagan (Cedar Rapids) and others

**Locally-sourced Lunch (always delicious!)**

For up-to-the minute schedule information and maps, go to [www.kfoi.org](http://www.kfoi.org)

**SEE YOU IN IOWA CITY!**

☐ **Yes! I will attend the annual meeting on Saturday, April 8th**

Name

Address

City/State/Zip

Day Phone  Evening Phone  Email

#### REGISTRATION

☐ **Basic \$30**

(includes Locally-sourced Lunch)

☐ **Sponsor \$50+**

(Basic + Special Recognition)

☐ **Sadly, I can't attend, but**

I have enclosed a contribution of \$

Questions? Call us at 515-288-5364 or email us at [kfoi@kfoi.org](mailto:kfoi@kfoi.org)

Make your check payable to 1000 Friends of Iowa and mail it with this form to: 3850 Merle Hay Road, Des Moines, IA 50310-1300 by March 15.



## 1000 Friends of Iowa

1000 Friends of Iowa

3850 Merle Hay Road, #309

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**RETURN SERVICE REQUESTED**

Full application  
criteria and guidelines for  
the Best Development Awards  
can be found at  
[www.kfoi.org](http://www.kfoi.org).  
**Applications are due Feb 28.**

## \$10K for KFOI

We are delighted to announce a seed grant award for \$10,000 from the Ben & Jerry's Foundation for our work on the northeast Polk County Beltway and transportation issues in the Des Moines metro area.

This seed funding will allow us to hire a dedicated community organizer who can follow the issues, alert citizens to the various steps in the environmental review process for the road, and organize members to provide input to decision-makers at key moments.

**This is a tremendous opportunity!**

For further details about the open position, please see our web site, [www.kfoi.org](http://www.kfoi.org).

We promised to raise \$20,000 in local funds to demonstrate that this is an issue the community cares about. If you would like to contribute, please send it to:

1000 Friends of Iowa  
3850 Merle Hay Road, Suite 309  
Des Moines, IA 50310.

## STAFF PERSON NEEDED

1000 Friends of Iowa seeks a full-time transportation Program Coordinator to organize and educate citizens on smart growth and transportation issues in the Des Moines metro area, particularly Northeast Polk County. Applicant must have experience in community, grassroots, or political organizing; ability to develop and implement effective program strategies; excellent written and verbal communication skills; interest in or experience with land use and/or transportation issues; and ability to build coalitions across lines of race and class.

For application details, go to [www.kfoi.org](http://www.kfoi.org).

*Immediate vacancy; open until filled.*

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