

Comprehensive Land-Use Planning Language Is Now a Part of Iowa Code

New policy was signed into law in April which will guide Iowa’s decision-makers resulting in a more sustainable future for our state. 1000 Friends was at the Capitol lending a hand during the 2010 session to help this legislation pass. It was satisfying to see our vast experience with the land-use issue yield rewards as the legislation passed through committees, chambers and to the Governor’s desk.

History Of An Uphill Climb and 1000 Friends Involvement

Comprehensive land-use planning has had an uphill climb in the Iowa Legislature for over three decades.

Legislation encouraging better land-use planning was proposed twice in the 1970’s. A Republican-led bill passed the House, but lost by one vote in the Senate in 1976. The issue took a back seat during the farm crisis, but in 1996 a group met to discuss land-use issues in Iowa. The Rural Urban Stewardship Project (RUSP) saw a need for land-use planning so the group gathered information and built a membership. A member of the group, Representative Ed Fallon (D), introduced legislation to establish a commission on farmland loss and urban sprawl which passed in 1997. RUSP reorganized in May 1998 as 1000 Friends of Iowa.

The Commission on Urban Planning, Growth Management of Cities, and Protection of Farmland issued its final report in November of 1998. A 60-page draft for land-use legislation was introduced in the 1999 session but didn’t make it too far.

In 2000 a new bill to require cooperative, comprehensive planning between cities and counties received strong support in three different Senate committees, but was never deemed a high enough priority to receive a full debate in either chamber.

2001 brought Iowans “The Land Development Management Act” (HF273) which only made it as far as two sub-committee meetings. This was the same year that 1000 Friends’ co-founder, LaVon Griffieon, lost Senate confirmation for her seat on the state City Development Board by one vote. *(continued on page 4)*

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Founded 1998

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1000 Friends of Iowa is a state-wide non-profit organization founded in 1998 based in Des Moines, Iowa.

1000 Friends of Iowa promotes responsible development that

- Conserves and protects our agricultural and natural resources
- Revitalizes our neighborhoods, towns and cities, and
- Improves the quality of life for future generations

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Letter From the President

by Mary Ellen Miller

Dubuque to Host 1000 Friends of Iowa 2010 Annual Meeting Oct 29-30 Theme: "Sustainable Cities"

As demonstrated by winning two 1000 Friends of Iowa Best Development awards last year, Dubuque well

Dubuque 2009 BDA Recipients

The Durrant Group Inc. received the Best Renovated Commercial Development award for The Durrant Building. The Cuningham Group Architecture, P.A. received the Leadership award for the Historic Millwork District Master Plan.

deserves selection as our 2010 Annual Meeting site (see page 6 for details). Sitting on the banks of the Mighty Mississippi in NE Iowa, Dubuque well illustrates a community which gets the economic potential of implementing sustainability principles into city planning and development.

This year we are expanding our program to one-and-a-half days, convening Friday afternoon with a focus on topics of interest to professionals and civic leaders. Speakers will address issues of storm water management, the economics of redevelopment, planning for bicycle friendly streets, and municipal agriculture programs, among others. The afternoon sessions will end with a reception and announcement of our 2010 Best Development Awards, always an exciting event.

Saturday's program will continue with presentations on the hydrology of urban landscapes, community gardening and food security, resilient cities, implementing sustainability in city building codes, 2010 legislative update, and a downtown walking tour. Our headquarters will be the newly restored, downtown grande dame, the Hotel Julien Dubuque. Plus, we will get an overview of the hotel's restoration along with details of Dubuque's Main-street revitalization plan over our usual local foods luncheon.

An ambitious agenda indeed, but there is much to celebrate in Iowa these days as more and more communities catch onto the positive economies within smart growth and sustainable development. The floods of 2008 also provoked more aggressive thinking on the future of our river communities; as a result we are witnessing a greatly expanded dialogue about the healthy impact of revitalization, restoration, alternative transportation and housing options, and mixed use of public and private spaces.

Join us October 29-30 to celebrate these changes on the Iowa landscape and to hear even greater visions for our future. Watch our website for further announcements and speaker details. See you there!

In your service,

Mary Ellen Miller
Board President



Linda's Line

Dear Friends,

Sustainability is finally becoming a priority at the national and state level. The Smart Growth Bill, which was incorporated into SF2389, The Rebuild Iowa Infrastructure Fund, has been signed by the Governor. The passage and signing of SF2389 has brought attention to and excitement for sustainable community planning. A number of fantastic projects and community based programs are already underway.

As these programs and projects take shape, 1000 Friends of Iowa is pleased to serve as a resource for education and information. We work to keep our members and supporters up to date by posting recent land-use news on our website, our work with interns on projects extend staff time and ultimately benefit our members, and we plan specific educational events featuring national and regional experts.

Intern projects currently in process include Aaron Lander's outlining of 1000 Friends of Iowa position statements on land-use related issues. These position statements will be available on our website. Aaron's project will also include a survey of our members to better understand how you prioritize land-use issues in Iowa. Intern, Shelley Vrchota, is developing a visual display on Smart Growth principles. This exhibit will be shown at our June 29th workshop on Sustainable Planning. Earlier this year, intern, Dean Porter, visited the legislature with an informative poster he produced for 1000 Friends about Tax Increment Finance Districts in the Des Moines Metro. Intern Madella Smith updated Farm and Food Facts that are now ready to be printed into educational brochures.

Members of 1000 Friends have expressed a desire to contribute toward a specific need or tangible goal in addition to their annual membership. A few operational needs include:



- Cover printing costs of updated brochures with information on Iowa farm statistics and reasons to support responsible land use. (Approximate Cost- \$500)
- Shredder for office (Approximate Cost - \$30)
- Underwrite one Land Use Bulletin issue (Approximate Cost - \$470)
- Underwrite "Farm and Food Stats" brochure printing (Approximate Cost—\$300)

1000 Friends of Iowa is a membership driven organization. We rely heavily on the financial support of our members to keep the doors open, the organization viable and the mission of 1000 Friends alive. If you haven't renewed your membership this year, please consider increasing your annual contribution. If you have renewed, please give thought to an extra donation to 1000 Friends. If you are financially able, we need your support at this crucial time both for 1000 Friends and for responsible land use in Iowa.

Thank you for your continued support of 1000 Friends of Iowa!

Linda Gobberdiel

"Sustainable Planning - The Concept and Experience in Iowa" June 29, 2010

1000 Friends of Iowa in cooperation with the Iowa Department of Health and Iowans Fit for Life invites you to attend this one day event at the Holiday Inn - Mercy Campus. The workshop will include morning lectures on sustainable development, an afternoon bus tour for a first-hand look at current Des Moines projects, and a walking tour (comfortable shoes are recommended) with Dan Burden in the 6th Avenue Corridor.

The cost is \$85 per registrant. For additional information and to register visit www.1000friendsofiowa.org.

Space is limited, reserve your spot soon!

Comprehensive Land-Use Planning Language Is Now a Part of Iowa Code *(continued from page 1)*

The attack on Griffieon's appointment gave needed clarity concerning paid lobbyists, campaign contributions and issues that were allowed to surface through legislative leadership concerning land use.

Timeline 1976-2010

- **1976** Republican-led bill passed the House, but lost by one vote in the Senate
- **1996** The Rural Urban Stewardship Project (RUSP)
- **1997** Legislation to establish a commission on farmland loss and urban sprawl passed
- **1998** RUSP reorganized as 1000 Friends of Iowa.
- **1998** The Commission on Urban Planning, Growth Management of Cities, and Protection of Farmland issued its final report
- **1999** 60-page draft for land use legislation was introduced in the 1999 session without success
- **2000** Bill to require cooperative, comprehensive planning between cities and counties unsuccessful
- **2001** The Land Development Management Act" (HF273) made it out of subcommittee
- **2002** Companion bills HF2178 and SF 2088 never made it onto debate calendar
- **2003** HF488 received bi-partisan support unsuccessful in having leadership schedule for debate
- **2004** HF488 remained alive but unsuccessful
- **2010** HF592 and SF3096 consolidated into Rebuild Iowa Infrastructure Fund, SF 2389 and passes

The 2002 session gave us companion bills HF2178 (Carroll-R) and SF 2088 (McKean-R) requiring cities and counties to plan cooperatively projecting 20 years of growth. The House Local Government Committee passed the bill 13-7, but Chris Rants (R) never allowed it onto the floor of the House for debate. A 30-member interim committee which included five legislators formed after the session and a new bill with bi-partisan support was created. HF488 passed the House Local Government Committee 15-6 with 8 Rs and 7 Ds voting for it. The bill, once again, was never allowed to come up for debate on the floor, but it remained alive in 2004. The focus of the 2004 bill was narrowed to clarify the definition of comprehensive planning. It passed out of House Local Government with only one member voting against it, Representative Carmen Boal of Ankeny. Again, the bill was not allowed onto the House calendar for debate.

Numerous legislative studies have acknowledged the need for land use planning over the years. Land Use Planning legislation took a hiatus until the 2010 session when the Rebuild Iowa Office, created after the 2008 flooding, promoted "smart planning" as a method to reduce flooding.

The 2010 Smart Planning Bill

Companion bills HF 592 and SF 3096 were introduced by the RIO Committees in respective legislative chambers after a green paper describing Smart Planning Principles and other ideas to reduce flooding in Iowa was created and distributed widely for citizen input from the Rebuild Iowa Office.

The bills established smart planning principles, guidelines for the adoption of certain comprehensive plans and land development regulations, and provided for the establishment of a smart planning task force to report to the governor about best ways to implement comprehensive planning in Iowa.

The Senate version, which added air quality language, passed through committee and was passed out of the Senate with few problems. The House version met with many amendments and eventually proved to be the less desirable bill. Neither of the bills passed on their own merit, and on March 27th the Senate version was incorporated into the Rebuild Iowa Infrastructure Fund appropriations bill which passed both chambers. *(continued on page 6)*

Eat-o-nomics of Local Food in Iowa

By LaVon Griffieon

It seems Iowans have lost touch with the economics of eating over the past 75 years. Spring is such an easy time to get excited about gardening. Raising our own food can help us stretch our food dollars, provide physical activity and easily opt for healthier food choices.

If we go a step further and preserve our summer and fall harvest, we can enjoy those gardening benefits year-round. 1000 Friends has been involved with several collaborative efforts to make urban gardens a reality this year. Those efforts have a far wider scope than providing apartment dwellers and other urban neighbors with their very own garden produce. But urban gardeners will be the backbone of the effort. So if you are pining for a garden spot, or simply want to be involved, please let us know at 515-288-5364

For those who like the fresh, local produce, but have no desire or time to produce their own, Iowa offered 223 farmers markets in the 2009 season. Our state ranks fourth as a national leader in the number of farmers markets, which have increased by over 75 percent since 1994. We are second in the nation in the number of markets per capita. A 2009 survey showed an estimated \$59.4 million in direct and indirect sales and an additional \$12.2 million of personal income effects. In addition, 374 direct jobs and over 200 indirect jobs could be attributed to the activities of farmers markets. The report also showed that approximately 99,000 customers and 1,500 vendors attended at least one market in 2009.

Read more or learn where to obtain a copy of the report at: <http://www.agriculture.state.ia.us/press/2010Press/press04282010.asp>

ISU staff research economist, Dave Swenson recently conducted an economic study that estimated potential state and regional economic values associated with increased production of fresh fruit and vegetables in a six-state area of the mid-west. The study included two scenarios and included data from Iowa, Illinois, Indiana, Michigan, Minnesota and Wisconsin.

One of the key assumptions in the study was that farmers in the region grow enough of 28 kinds of fruit and vegetables to meet demand, based on population, during a typical growing season (about four months of the year) and longer for crops that could be stored, such as onions or garlic. The study did not include potatoes, sweet corn, pumpkins, apples, grapes, cranberries and cherries because ample supplies of those crops already are being grown in the region.

In the first scenario, increased production of 28 fruits and vegetable crops in those six states could mean about \$882 million in sales at the farm level, more than 9,300 jobs and about \$395 million in labor income. An estimated 270,025 acres would be needed to produce those crops, roughly equivalent to the average amount of cropland in one of Iowa's 99 counties.

In Iowa, increased fruit and vegetable production could mean farm-level sales of about \$61.4 million, with a potential retail value of \$230.1 million and a total of 657 farm-level jobs, compared to the 131 jobs currently generated from this acreage under corn and soybean production. If 50 percent of this production were directly marketed in-state, it would require 98 fruit and vegetable establishments that would require 672 jobs. *(continued on page 7)*

Dubuque - a Model for Complete Streets Planning, Design, and Implementation

by Linda Gobberdiel

In March 2010 the National Trust for Historic Preservation (www.preservationnation.org) designated Dubuque, Iowa a Preservation Green Lab. Dubuque was one of just two U.S. cities to receive this designation. Dubuque was also awarded a \$5.6 million TIGER (Transportation Investment Generating Economic Recovery) grant in February 2010. The TIGER funding received will finance the Complete Streets program.

Jon Dienst, Civil Engineer, City of Dubuque and Primary Engineer for the Complete Streets Program, describes the original TIGER proposal as having had three components: 1. Partnering on Smarter Cities with IBM (www.ibm.com/smarterplanet/us), 2. Construction of a SW Arterial as the connection between the Millwork District and downtown, and 3. Complete Streets Program (www.completestreets.org) in the Millwork District. Dienst said "the Dubuque experience will serve as a model for other cities with a population of 200,000 or less".

Currently, Dubuque is working with the Federal Department of Transportation on drafting development agreements. Consultants Veenstra & Kimm (a West Des Moines based consultant) and JJR (a Madison, Wisconsin consultant) are collaborating on the urban and complete streets design. The effectiveness of the Complete Streets approach in the Millwork District will be measured using the new Smarter City ITS tools. These tools, developed by IBM, will provide specific data about numbers of bikers, walkers, patterns of parking, etc.. The evaluation for Dubuque Complete Streets will focus on how effective this model is on encouraging alternative modes of transportation, reducing vehicle miles traveled, decreasing air emissions, and encouraging new mixed use economic development around the city center.

IBM, which is creating 1300 new information technology jobs in downtown Dubuque, will work with the City to collect and analyze this real-time data using such high-tech methods as microwave sensors to count people on the sidewalks.

"The struggle is that we are in a historic area, we want to be sustainable, and we want complete streets. Marrying these concepts is a rare challenge and opportunity," stated Dienst. Construction is scheduled to begin in the fall of 2010 or the spring of 2011.

Comprehensive Land-Use Planning Language Is Now a Part of Iowa Code (continued from page 4)

What The Bill Does

SF 2389 outlined thirteen components that a municipality may include when developing or amending its comprehensive plan or other local land development regulations. An Iowa Smart Planning Task Force comprised of 29 voting members and four non-voting will work to develop statewide goals for comprehensive planning that will incorporate smart planning principles. Comprehensive planning is finally defined and addressed in the Code. Municipalities that apply the smart planning principles are eligible for grant funding through the I-JOBS II program. 1000 Friends of Iowa is proud to have been involved in this long and vigilant task of bringing land-use planning to Iowa. It has been a priority for 1000 Friends of Iowa from the very beginning of our organization. We will be watching to see how the new law is implemented through the task force.

Thank You, Stephanie Stegeman!



1000 Friends of Iowa recently accepted the resignation of board member Stephanie Stegeman as she follows her husband to

Wisconsin for his residency. Stephanie brought fresh energy, vast knowledge of land use issues, dedication, professionalism and reliability to the 1000 Friends of Iowa Board of Directors. Stephanie chaired the Best Development Award Committee for the last two years and streamlined the application and judging process. Stephanie's enthusiasm and leadership will be missed. We thank her for her service and wish her well in her endeavors!

1000 Friends of Iowa Current Projects Spring 2010

Food Access and Health Work Group/Iowa Food Policy Council

Serving as a member of this newly created work group, providing input on the functions and communications. The overall project is to build a food system that advances food access and health of all Iowans.

Healthy Urban Food and Farming Work Group

Serving as coordinator for this working group of 24 organizations and individuals and supporting a feasibility study that will support the development of food and farming enterprises throughout metro Des Moines with the focus on addressing the needs of underserved segments of our communities. Work teams under this group are nutrition and health, food access and hunger, policy, community outreach, and business development.

Sustainable Planning Workshop – June 29, 2010

1000 Friends of Iowa is leading a collaboration of other organizations to present an educational event for community leaders and citizens. Other collaborators include Iowa Department of Public Health, Des Moines Area Metropolitan Planning Organization, 6th Avenue Corridor, Neighborhood Natural Recreation Preservation Project, Center on Sustainable Communities, and Home Builders Association.

Community Gardens Support Group

Coordinator of this group of interested citizens by holding monthly neighborhoods and communities. We are also working to provide resources for potential funding sources to keep established gardens sustainable.

Re-use of Building for Coop Grocery Store

Developing a business model for a coop grocery store, potentially in an existing building in the Village of Ponderosa in West Des Moines. This development received a Best Development Award in 2006 from 1000 Friends of Iowa. Ladco Development Corporation owns the building and is very supportive of a cooperative grocery model that will emphasize fresh, local food and education of consumers.

Eat-o-nomics of Local Food in Iowa

(continued from page 5)

A second scenario in the study looked at 28 metropolitan areas with populations that exceed 250,000 in and near the six-state region. Swenson estimates that increased fruit and vegetable production in metro markets would result in \$637.44 million in farm-level sales and 6,694 farm-level jobs, compared to 1,892 jobs under corn and soybean production. The farmer-retail direct economic impact portion of this activity would generate 6,021 jobs.

Increased fruit and vegetable production in Iowa to meet demand for regional metro areas would mean \$34 million in Iowa farm sales and 364 jobs, compared to the 72 jobs currently generated from this acreage under corn and soybean production. The farmer-retail direct economic impact portion of this activity would generate an additional 263 jobs.

Swenson warned that economic values from the two scenarios should not be added together. He explained, "The first scenario provided state-only estimates with economic values compiled from each state's farmers and each state's consumption. The second analysis evaluated individual counties within the six-state region and their capacity and potential to produce fresh fruits or vegetables, and was indifferent to state boundaries."

Read the study at

http://www.leopold.iastate.edu/research/marketing_files/midwest.html

More eaters buying locally will mean more small farmers farming locally. That will solve many of those issues that seem to stymie our state and federal policy-makers. As this farmers market season begins, remember to vote with your dollar and support the types of production that supports good land-use decisions, local business and our state's economy.

Save the Date!

1000 Friends of Iowa Annual Meeting "Sustainable Cities" October 29-30, 2010, Dubuque IA

1000 Friends of Iowa will hold the 2010 Annual Meeting October 29-30, 2010 at the Julien Hotel in Dubuque, IA.

The theme for this year's meeting is "Sustainable Cities".

Please visit www.1000friendsofiowa.org often for additional details as they are finalized and registration information.

Be sure to save the date, October 29-30, 2010!

ge WATTIER architecture, inc. Receives 2009 BDA for Court Avenue Lofts

1000 Friends of Iowa was pleased to give ge WATTIER architecture, inc one of our 2009 Best Development Awards under the category of Best New Residential for the Court Avenue Lofts, in Des Moines, Iowa.

The Court Avenue Lofts was selected due to the projects dedication to provide infill urban housing in the core of Des Moines and facilitating an active walkable environment.

Visit www.1000friendsofiowa.org to view pictures and learn more about the 2009 and other BDA recipients!