

PLACEMAKING IN MINOT, NORTH DAKOTA

HOSTED BY: CITY OF MINOT, MINOT CHAMBER EDC, & AKSAL GROUP





WHAT IS PLACEMAKING?

BRIAN BILLINGSLEY, AICP, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR, CITY OF MINOT



DEFINITIONS OF PLACEMAKING

- **PLACEMAKING IS A MULTI-FACETED APPROACH TO THE PLANNING, DESIGN, AND MANAGEMENT OF PUBLIC SPACES.**
- **PLACEMAKING MEANS CREATING PLACES AND FOCUSES ON TRANSFORMING PUBLIC SPACES TO STRENGTHEN CONNECTIONS BETWEEN PEOPLE AND THESE PLACES.**
- **PLACEMAKING IS THE PROCESS OF CREATING QUALITY PLACES THAT PEOPLE WANT TO LIVE, WORK, PLAY AND LEARN IN.**

PLACEMAKING EXAMPLES

Outdoor Gathering Space Or Plaza



Pocket Parks And Decorative Sidewalks



Murals



Farmers Market



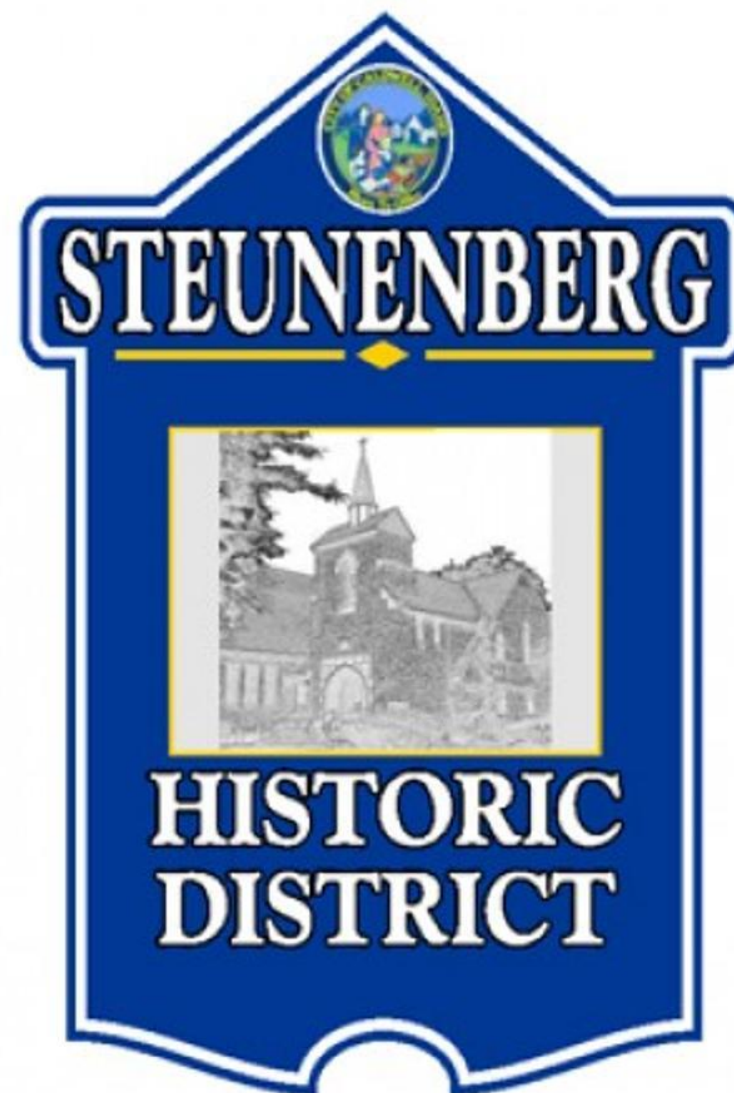
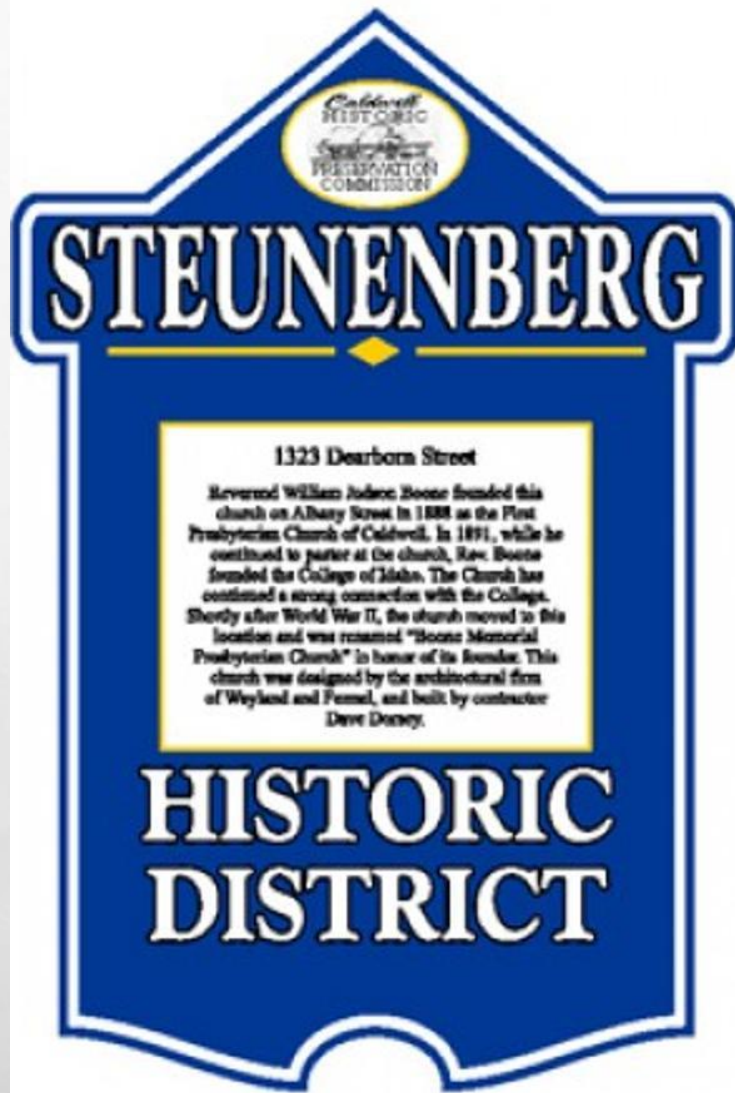
Outdoor Dining – Farm to Fork



Decorative Crosswalks



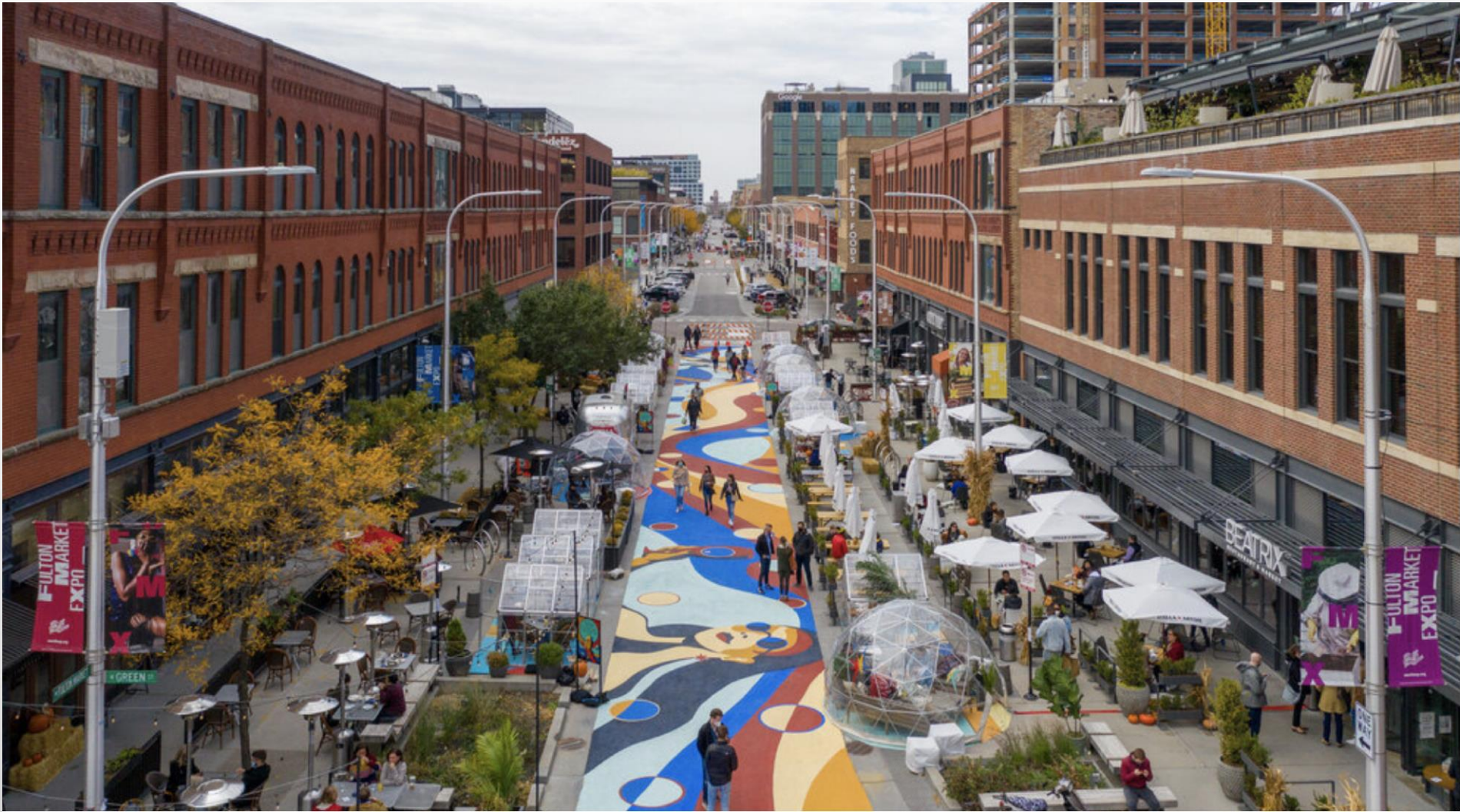
Historic Signage and Markers



Fountains



Pedestrian Streets



Busker Spaces



Food Truck Court



Statues



TIERS OF COMMUNITY DEVELOPMENT



ENTITLEMENTS

INFRASTRUCTURE:

**ROADS, SEWER AND WATER LINES, UTILITIES,
PLATTING, ETC.**



PERMITTING

BUILDING CONSTRUCTION:

**PERMITS, STORM WATER, PARKING,
LANDSCAPING, SIGNS, ETC.**



PLACEMAKING

PUBLIC & PRIVATE SPACES:

**GATHERING SPACES, PARKS, STREETS,
SIDEWALKS, PUBLIC ART, ETC.**

CHRISTMAS TREE ANALOGY



ENTITLEMENTS



PERMITTING



PLACEMAKING



RECENT PLACEMAKING EFFORTS IN MINOT

JESSICA ACKERMAN, AKSAL GROUP



“1ST & CENTRAL”

BEFORE



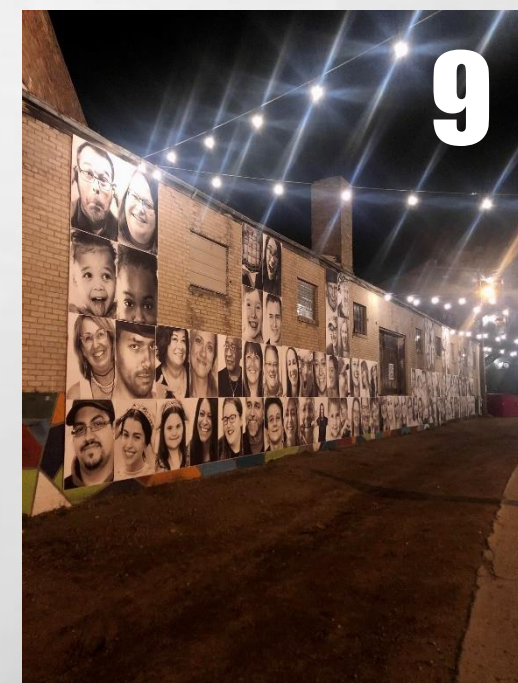
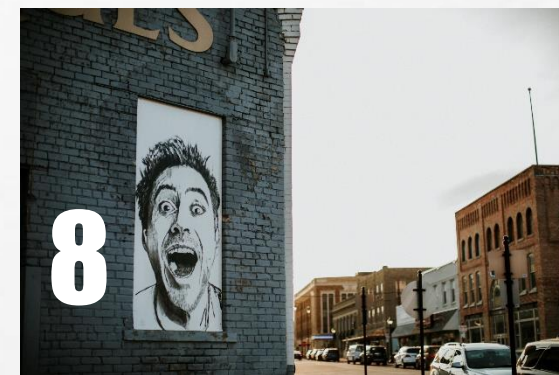
CONCEPT



PRESENT



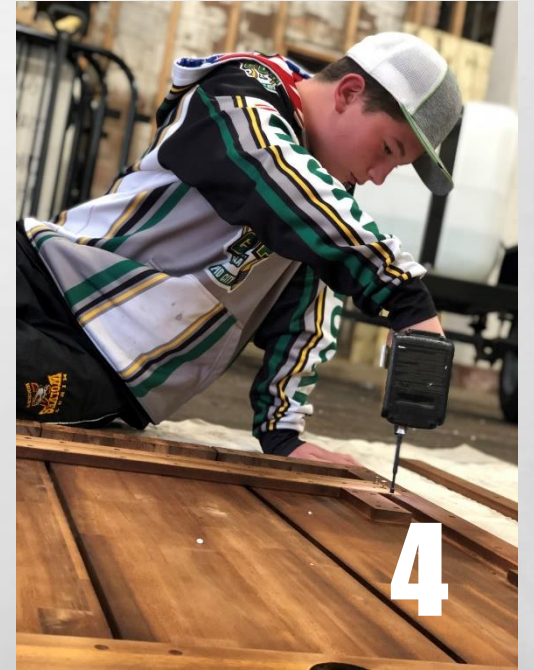
SUMMER DESIGN



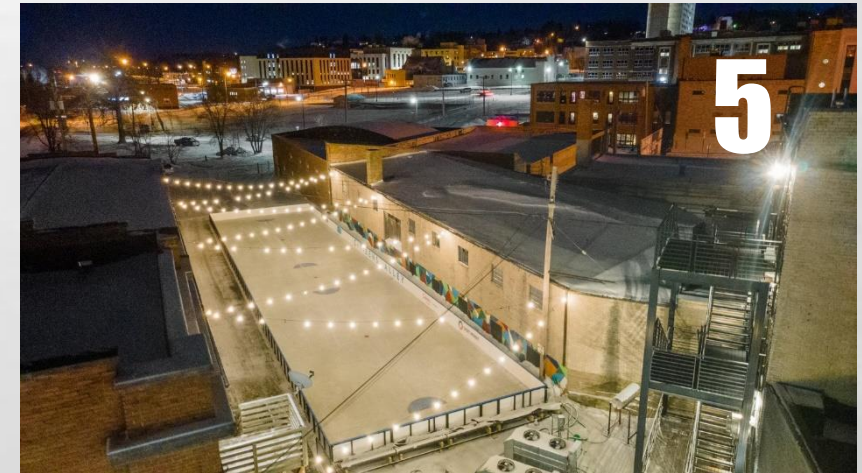
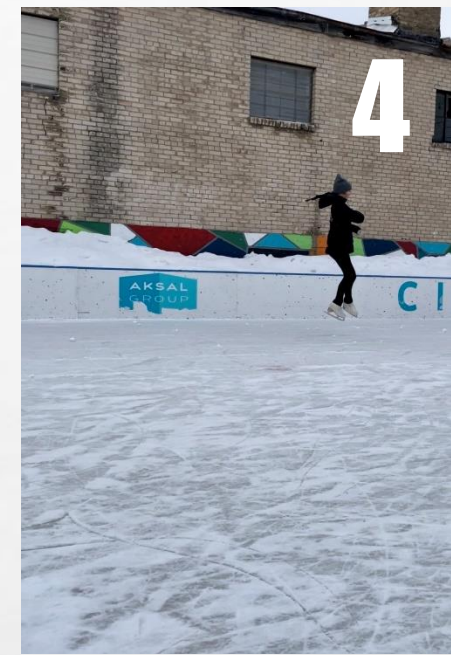
FALL DESIGN



SPRING DESIGN



WINTER DESIGN





**MINOT AREA
CHAMBER EDC**

ONE BRAND

MARK LYMAN, ECONOMIC DEVELOPMENT SPECIALIST, MINOT CHAMBER EDC



REBRANDING MINOT



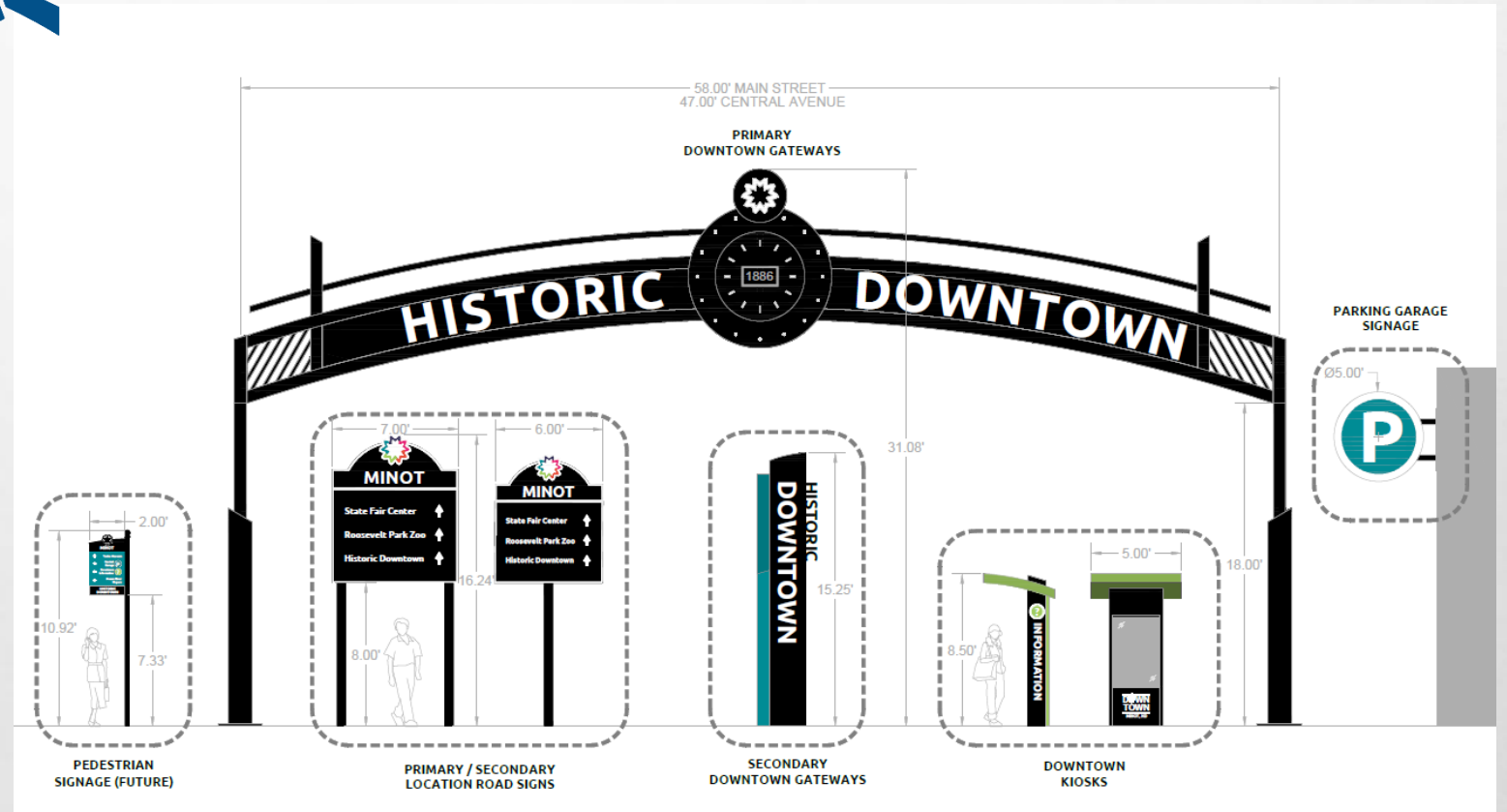






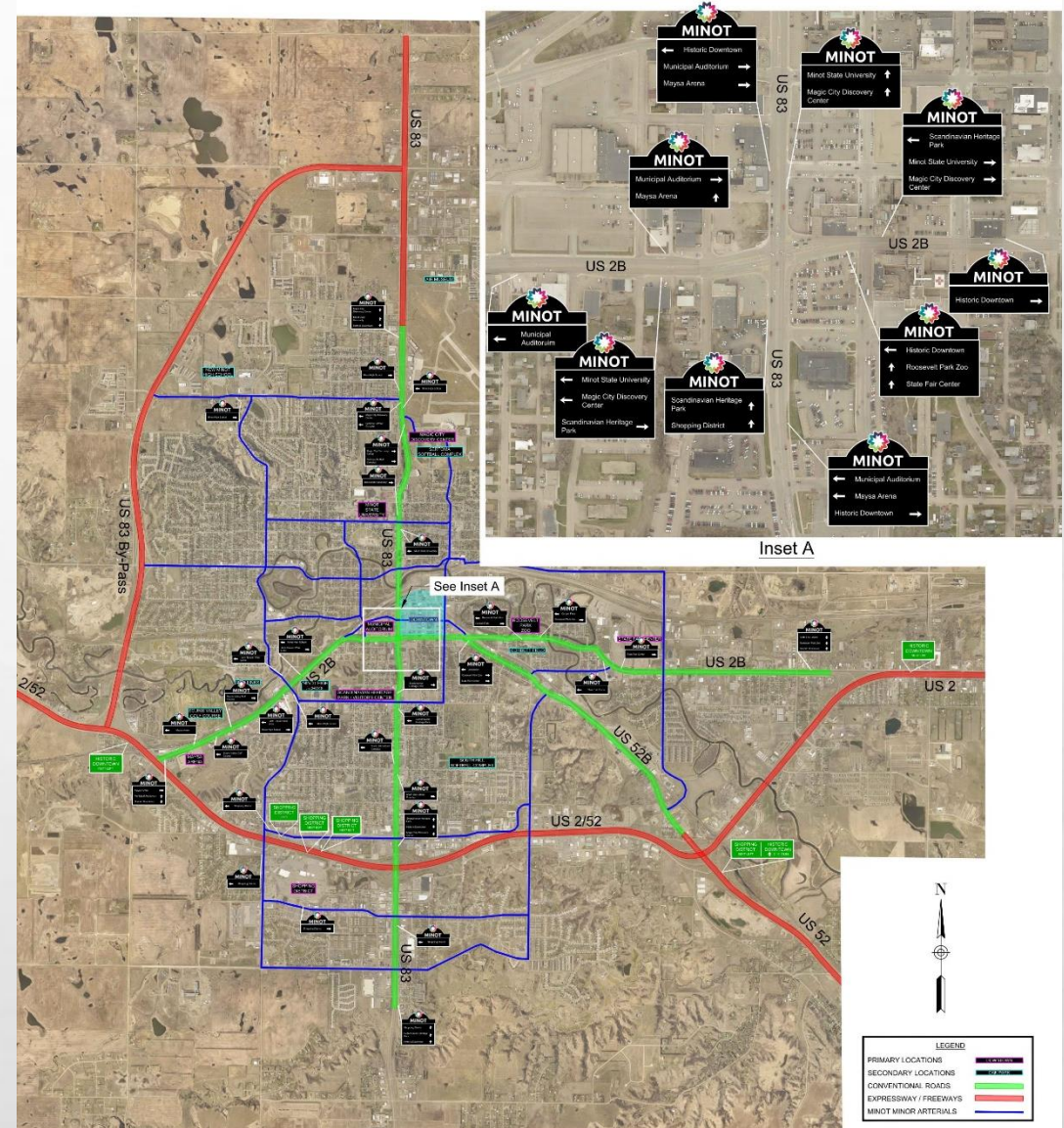
WAYFINDING

BRIAN BILLINGSLEY, AICP, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR, CITY OF MINOT



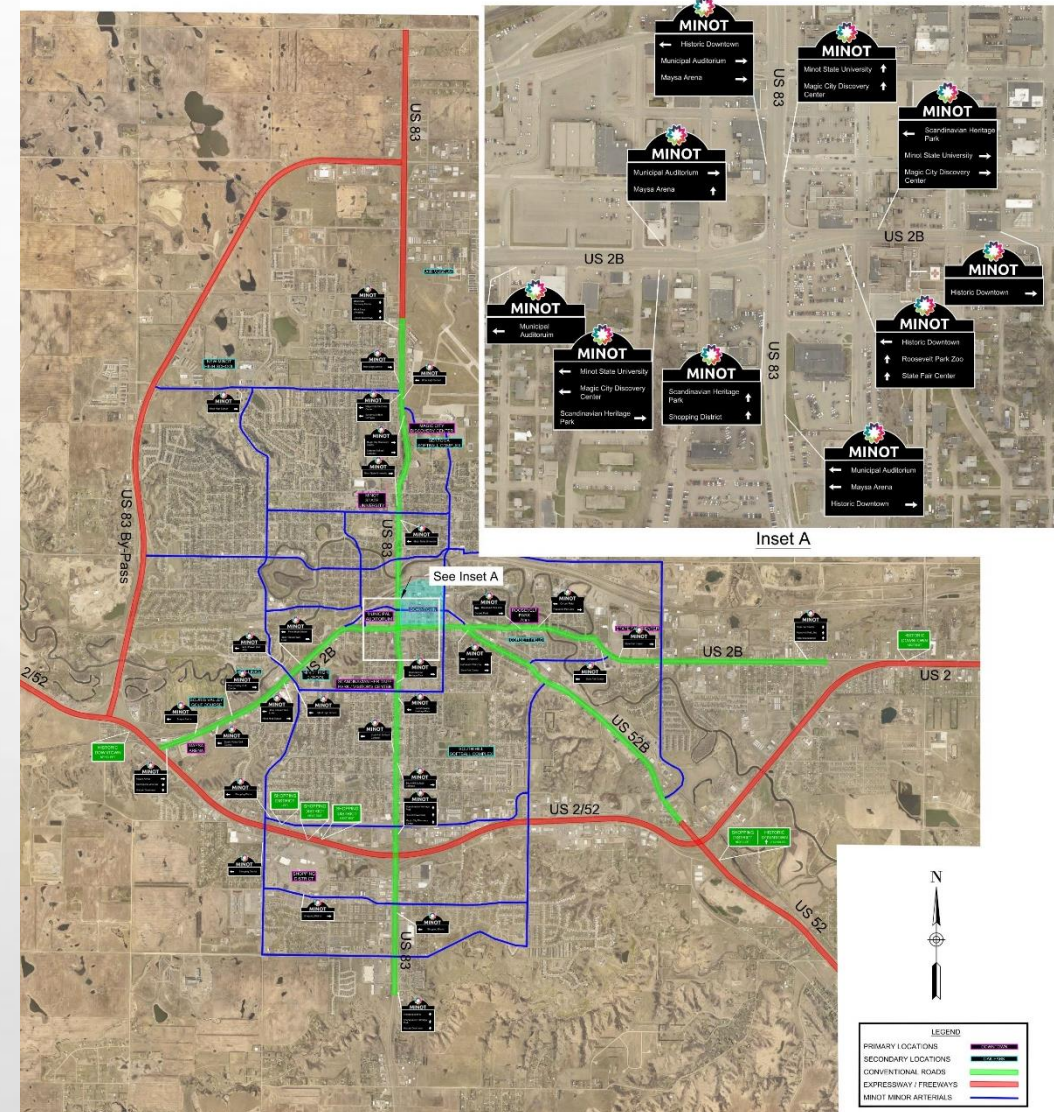
CITY-WIDE WAYFINDING LEVELS

- **HIGHWAY SIGNS**
- **PRIMARY DESTINATION SIGNS**
- **SECONDARY DESTINATION SIGNS**



HIGHWAY SIGNS

- **STRICT ADHERENCE TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)**
- **UTILIZED WHERE SPEEDS ARE GREATER THAN 45 MILES PER HOUR...OR,**
- **LIMITED TO LARGER DISTRICTS OF INTEREST TO HIGHWAY TRAVELERS**
- **WHITE LETTERING ON GREEN BACKGROUND**
- **6 INSTALLATIONS TOTAL**



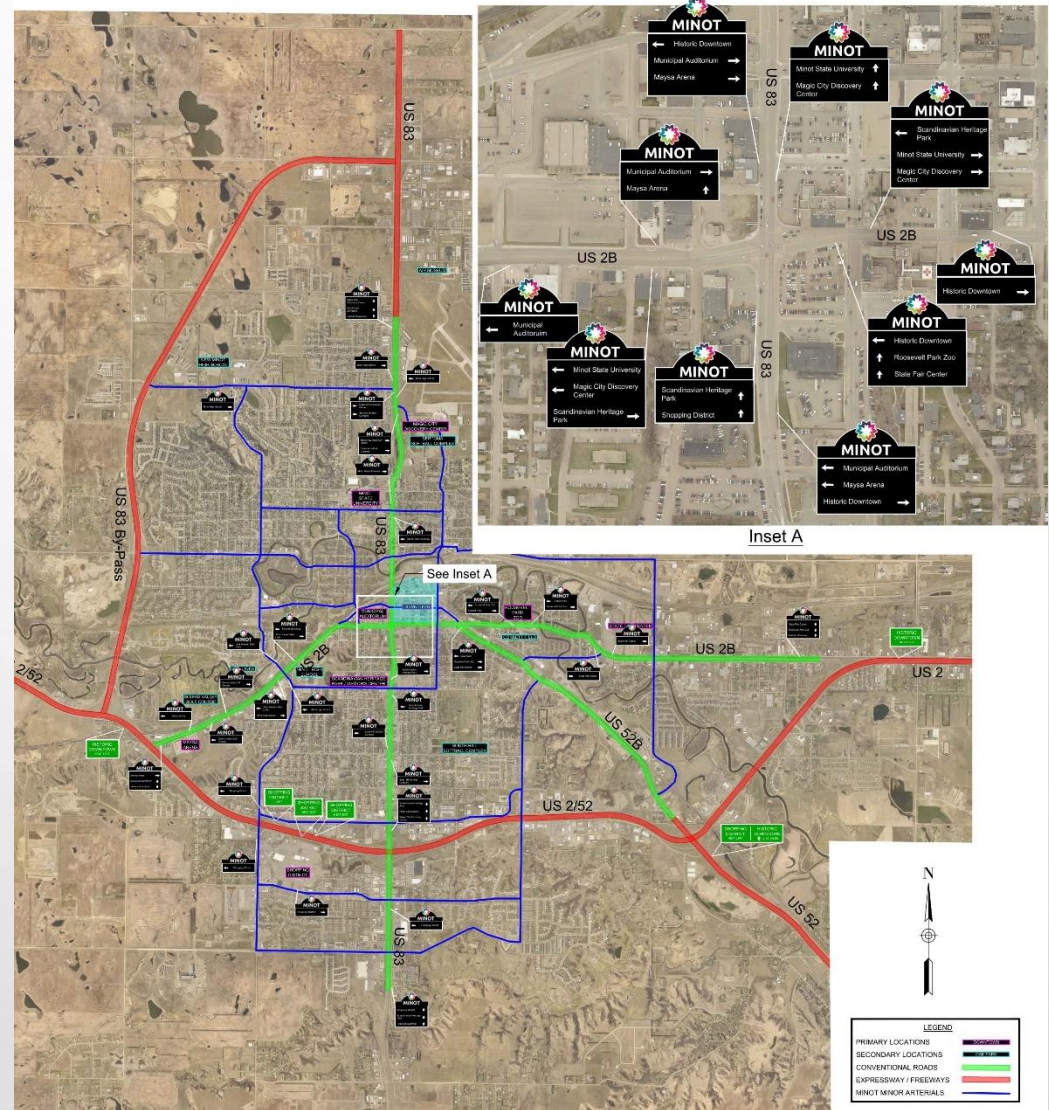
HIGHWAY SIGN EXAMPLE

- **US HIGHWAY 52, SOUTH
OF US HIGHWAY 2 –
TRAVELING NORTHWEST**



PRIMARY DESTINATION SIGNS

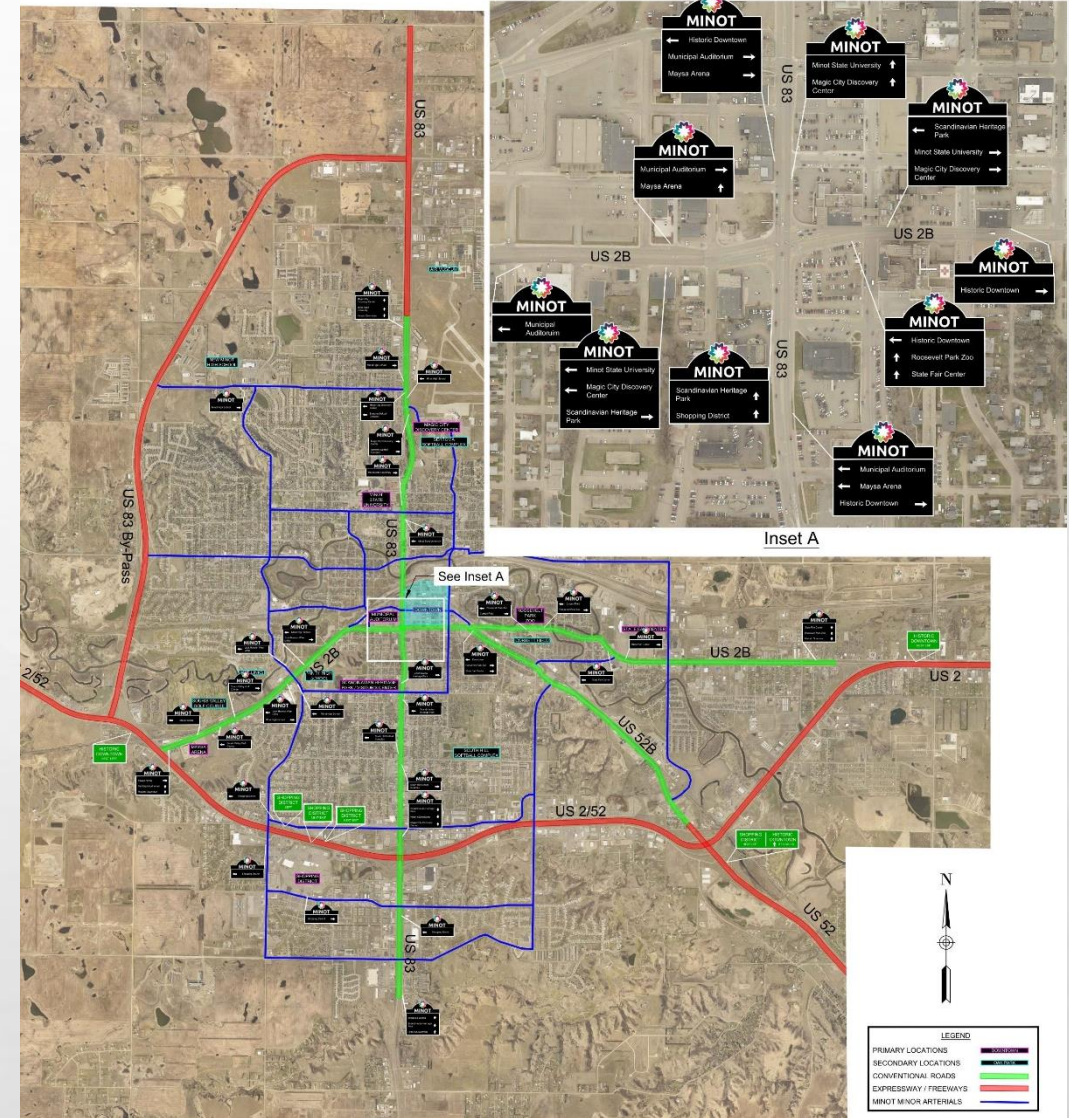
- **ADHERENCE TO MUTCD WITH OPPORTUNITY FOR BRANDING INFLUENCE**
- **UTILIZED WHERE SPEEDS ARE 40 MILES PER HOUR OR LESS**
- **UP TO 3 LOCATIONS PER SIGN**



PRIMARY DESTINATION SIGNS

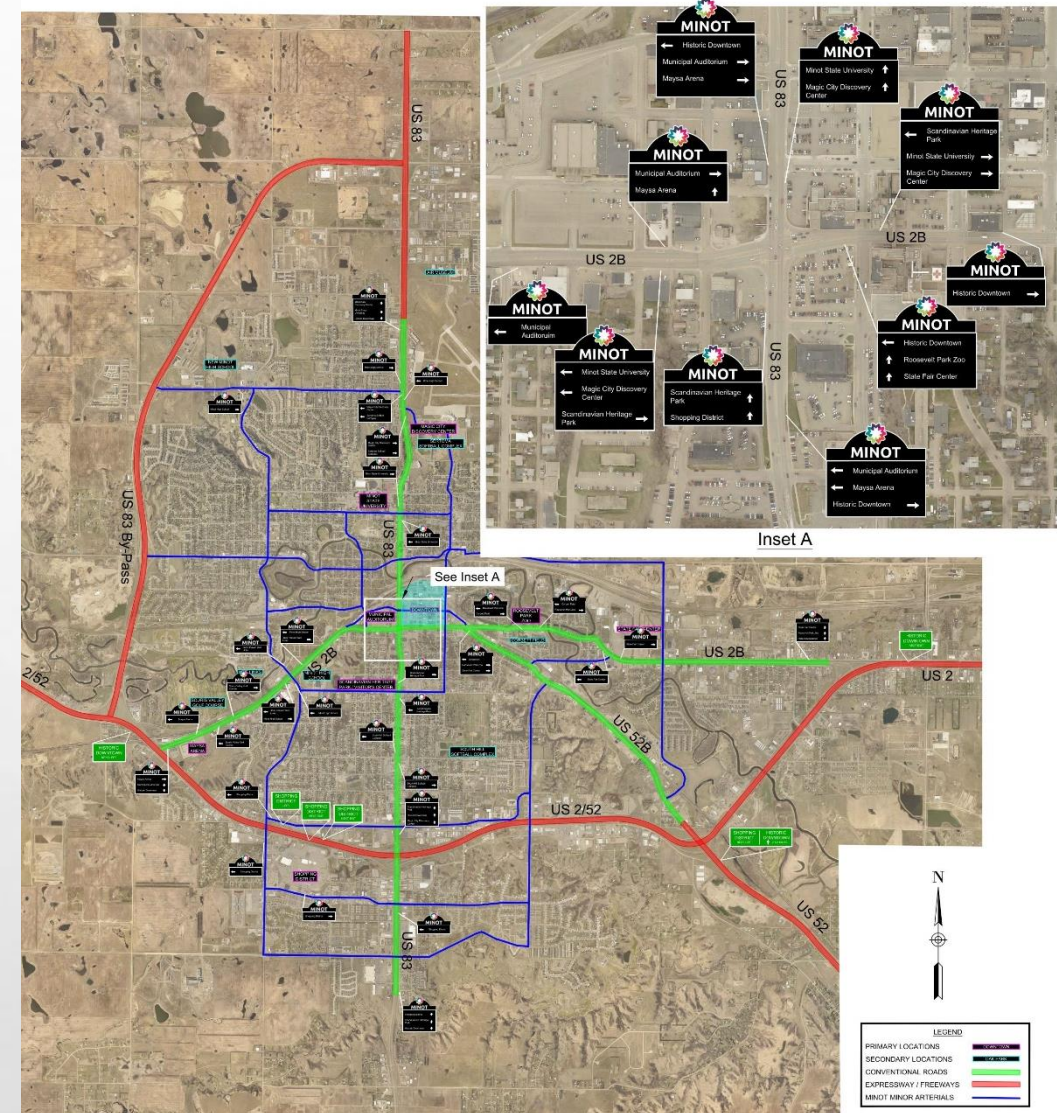
- **PRIMARY DESTINATIONS IDENTIFIED BY STAKEHOLDERS:**

- **HISTORIC DOWNTOWN**
- **SHOPPING DISTRICT**
- **MAYSA ARENA**
- **SCANDINAVIAN HERITAGE PARK / VISITORS CENTER**
- **MUNICIPAL AUDITORIUM**
- **ROOSEVELT PARK ZOO**
- **STATE FAIR CENTER**
- **MINOT STATE UNIVERSITY**
- **MAGIC CITY DISCOVERY CENTER**



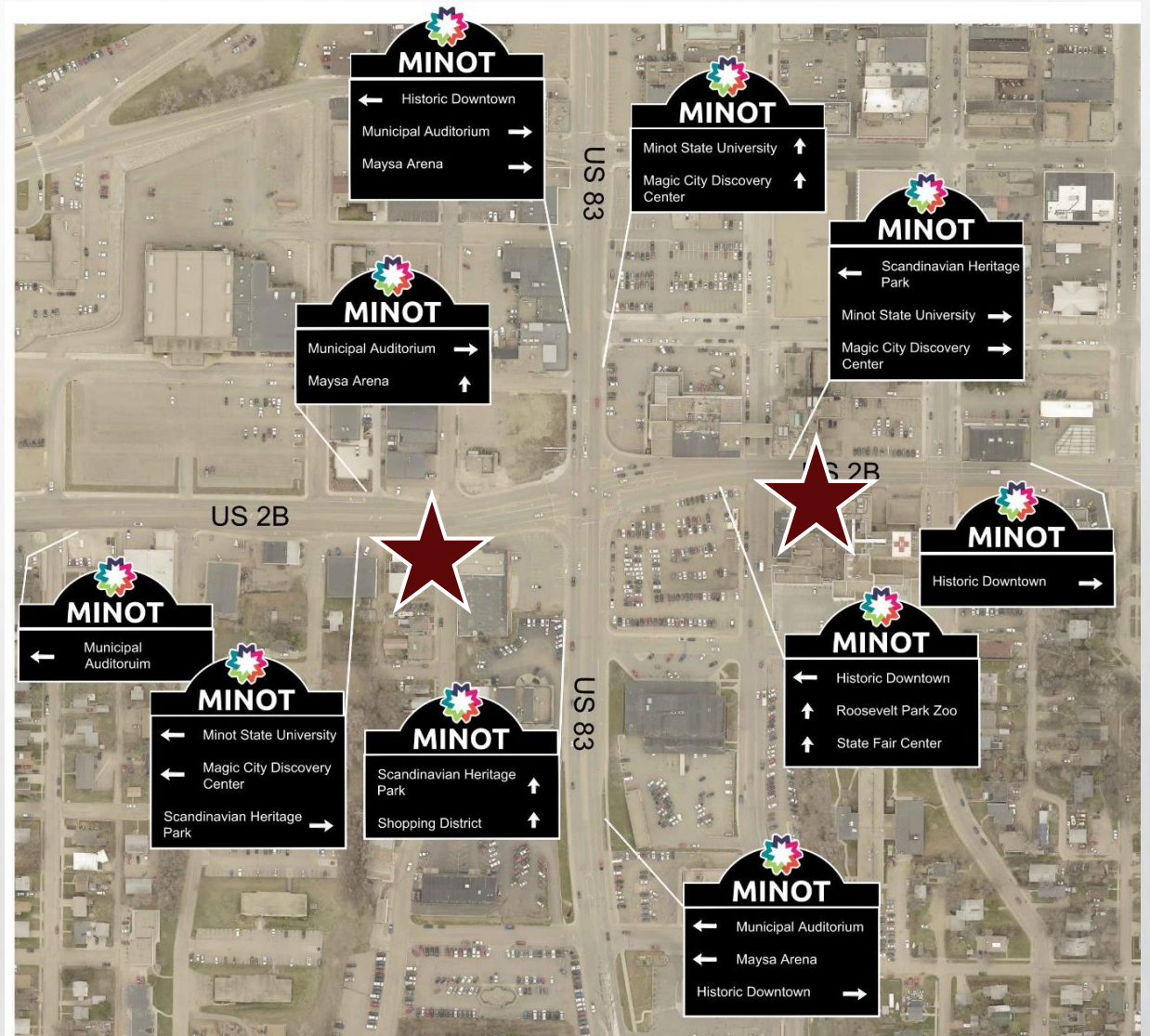
SECONDARY DESTINATION SIGNS

- TYPICALLY PLACED IN CLOSE PROXIMITY TO DESTINATIONS IN LIEU OF DIRECTING TRAVELERS THROUGH THE CITY
- SECONDARY DESTINATIONS IDENTIFIED BY STAKEHOLDERS:
 - SOUTH HILL SOFTBALL COMPLEX
 - SOURIS VALLEY GOLF COURSE
 - JACK HOEVEN WEE LINKS
 - MINOT HIGH SCHOOL
 - MINOT NORTH HIGH SCHOOL
 - CORBETT FIELD
 - SERTOMA SOFTBALL COMPLEX
 - DAKOTA TERRITORY AIR MUSEUM



PRIMARY SIGN EXAMPLES

- **INTERSECTION OF BURDICK EXPRESSWAY
(HIGHWAY 2) AND BROADWAY STREET
(HIGHWAY 83)**



PRIMARY SIGN EXAMPLES

- **BURDICK EXPRESSWAY, WEST OF
BROADWAY – TRAVELING EASTBOUND**



PRIMARY SIGN EXAMPLES

- **BURDICK EXPRESSWAY, EAST OF
BROADWAY – TRAVELING EASTBOUND**



DOWNTOWN WAYFINDING ELEMENTS

Legend



Primary Downtown
Gateway (x2)



Secondary Downtown
Gateway (x5)



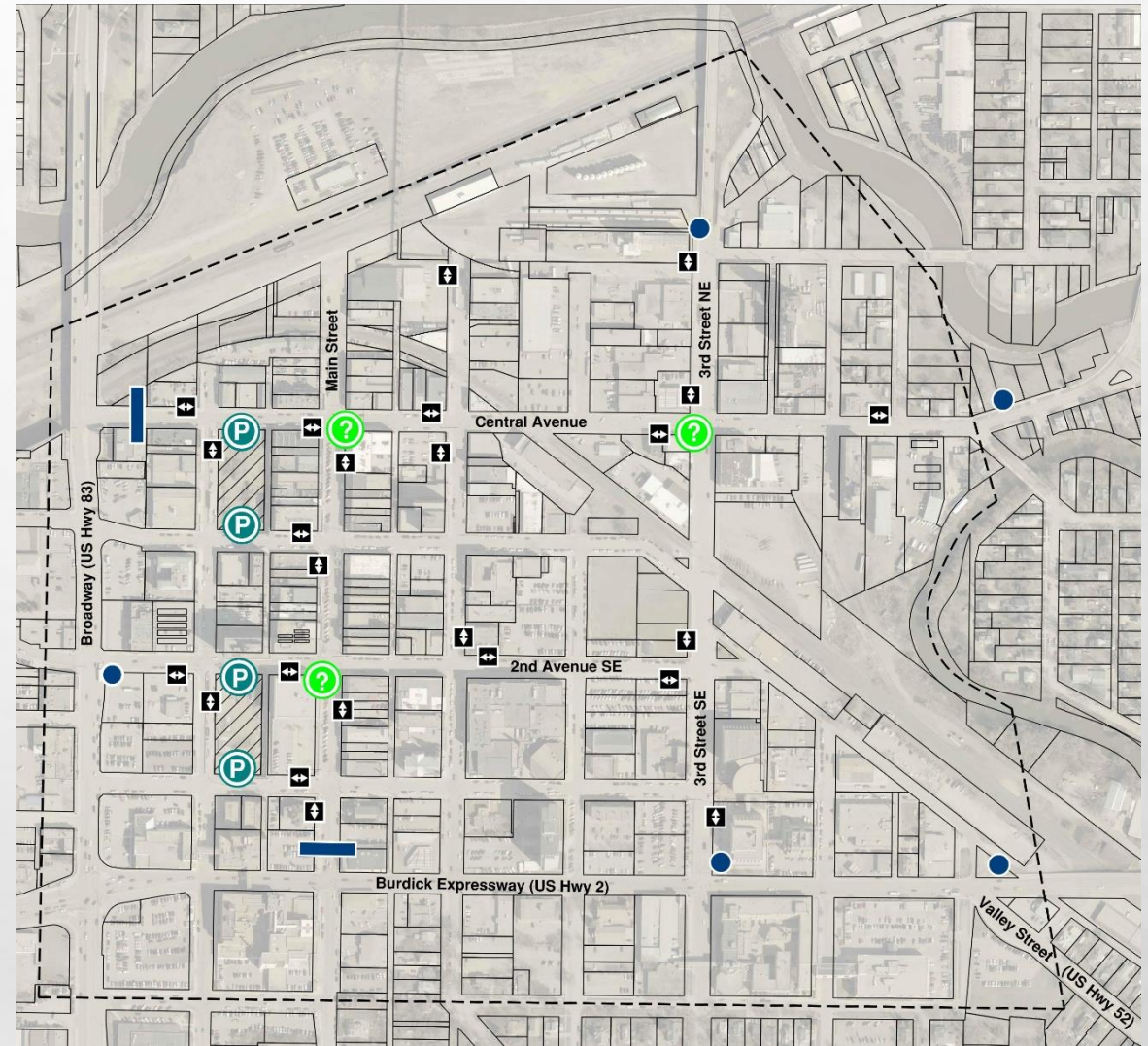
Parking Structure
Signage (x4)



Pedestrian
Kiosk (x3)



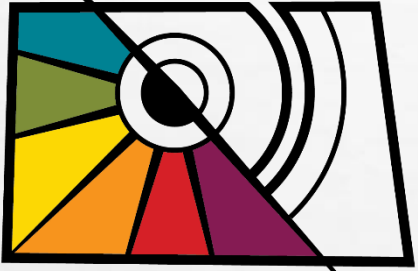
Pedestrian Wayfinding
Sign (x24)





Note: Minimum vertical clearance is 18'-0" (higher than standard traffic signals)





Minot Area
Council of the Arts

PUBLIC ART WALKING TOUR UNION SILOS

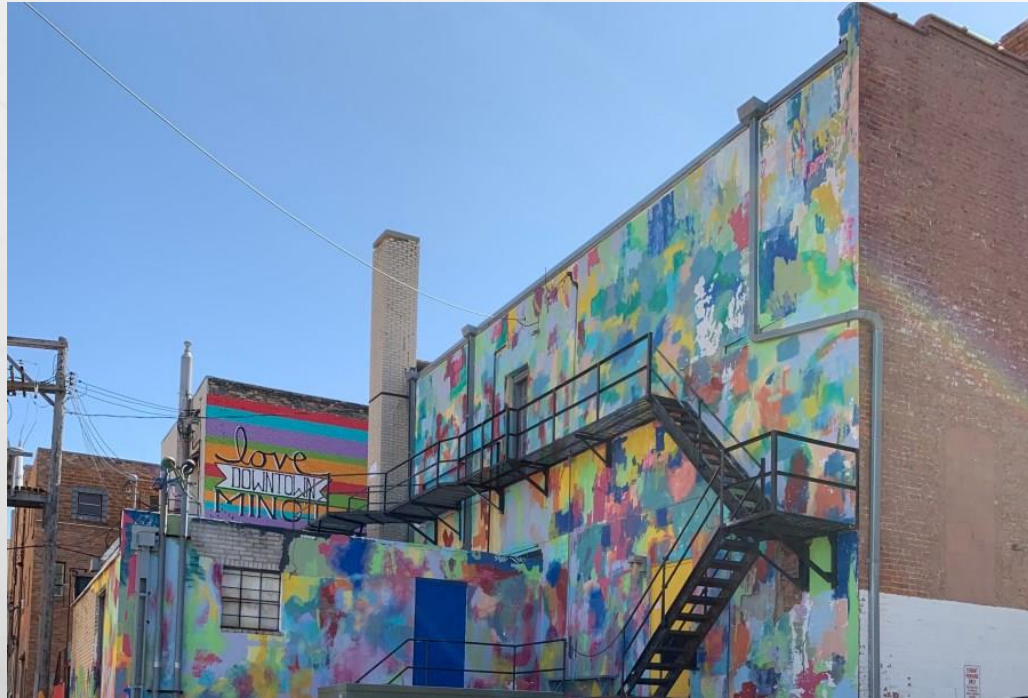
JESSICA ACKERMAN, AKSAL GROUP



MINOT STREET ART



MINOT STREET ART



MINOT STREET ART



MINOT STREET ART



WALKING TOUR



VISIT MINOT

Street Art MAP



- 1 BATMAN
- 2 "MAGIC CITY"
- 3 CLOUD 8 *
- 4 ANGEL WINGS
- 5 BALLOON GIRL
- 6 PANDA BALLERINA
- 7 TETRIS
- 8 LOVE DOWNTOWN MINOT
- 9 ARCADE
- 10 ABSTRACT SPLATTER
- 11 MAGIC RABBIT
- 12 DIAMONDS

- 13 MUSEUM
- 14 MINOT UNITED
- 15 MOUSE RIVER PLAYERS WALL
- 16 3D DIAMONDS
- 17 ALLEY MAGIC *
- 18 3D CORNER
- 19 ABSTRACT COLOR BLOCKING
- 20 RAINBOW
- 21 THE MAGIC CITY *
- 22 THE SPOT
- 23 IVAN BEING IVAN *

* STREET ART HAS HIDDEN THINGS IN THEM.

UNION SILOS PROJECT



ARTIST

- GUIDO VAN HELTON
- AUSTRALIA



GOAL OF 50 STATES

- **IOWA (PICTURED)**
- **KANSAS**
- **TEXAS**
- **MINNESOTA**
- **TENNESSEE**
- **MINOT, ND (2024)**





City of Minot



PARKLETS

BRIAN BILLINGSLEY, AICP, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR, CITY OF MINOT



WHAT IS A PARKLET?

- **A PARKLET IS SIDEWALK EXTENSION THAT PROVIDES MORE SPACE AND AMENITIES FOR PEOPLE USING THE STREET.**
- **INSTALLED IN PARKING LANES.**
- **TEMPORARY STRUCTURES.**
- **ECONOMIC DEVELOPMENT TOOL – ADDS SEATING CAPACITY FOR RESTAURANTS AND CAFES.**
- **MUST BE IN COMPLIANCE WITH ADA REQUIREMENTS.**
- **ENCROACHMENT PERMIT – ENGINEERING & PUBLIC WORKS.**

CITY OF MINOT PARKLET POLICY

CITY OF MINOT PARKLETS, STREETERIES, AND DINING PLATFORM PROGRAM

This proposal for Minot is closely based upon the program instituted in Grand Forks, ND. It is intended to be thorough and anticipate most uses and considerations. In practice it is intended to make proper applications easy and quick to obtain while maintaining safety and accountability.

GENERAL GUIDELINES

Parklets, Streeteries, and Dining Platforms – For the purpose of this document and regulating/permitting, parklets, streeteries, and dining platforms shall be treated the same, though they have different uses.

Temporary Encroachment Permit - A temporary encroachment permit issued by the *City of Minot* is required before a Parklet can be installed. All installed Parklets are subject to the terms and conditions outlined in the Temporary Encroachment Permit. If removal is required by the City of Minot, the costs for removal and temporary storage, as well as reasonable legal fees, will be liened or special assessed against the associated property.

Duration of Installation - Approved Parklets shall be permitted for installation from April 1 – October 15 and must be designed for easy removal. All approved Parklets are temporary installations and are subject to revocation of the Temporary Encroachment Permit. Because an annual building inspection is required as a *temporary structure*, permits for the Parklet are only provided on an annual basis. It is the goal to continue the program for the foreseeable future.

Accessibility Requirements - All Parklets must comply with the Americans with Disabilities Act (ADA) and be accessible to all users, including people with physical disabilities, wheelchair users and those with impaired vision.

Required Performance Bond – Owner-Applicants will be subject to liens or assessments for removal. Tenant-applicants shall be required to present a performance bond, surety, or letter of credit for \$5,000, to be approved by the City for the purpose of ensuring the costs of removing the Parklet are covered.

Advertising - With the exception of a small plaque (4 inches by 6 inches) recognizing donors, advertising is prohibited. A two by two-foot area on each end may be used to post a menu.

Building Permit – Because the platforms will constitute an occupied commercial platform a building permit will be required.

Design Professional - A licensed architect, landscape architect, or engineer in the State of North Dakota, must seal applicant's proposed plans.

Failure to abide by the regulations, including required maintenance, may result in the revocation of a permit, removal of the Parklet at the owner's expense, and a prohibition on an application the following year by the owner or tenant.

SITE SELECTION

Most application requests are likely to come from Downtown or Neighborhood Commercial Districts.



Parklets & Streeteries

Parklets, Streeteries, and Dining Platform Program

Guidelines, Eligibility, and Applicant
Information

ADA FOR PARKLETS

Parklets and the American's with Disabilities Act (ADA)

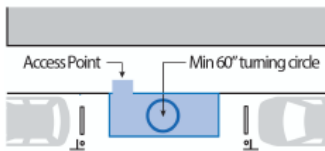
ADA Accessibility

Parklets must be in compliance with ADA. <http://www.ada.gov/> Other items to address include:

- Designs should incorporate at least one ADA access point for each parking space used
- Seating must be accessible and meet ADA requirements for the turning movement (60" diameter turning circle) and the resting place of a wheelchair
- Ensure that the platform is flush with the sidewalk — no more than a ½-inch gap (see next page)
- The maximum vertical difference between the curb and the parklet decking is ¼ inch. Additional ADA treatments, such as a ramp or beveled edge, may be required if the vertical gap exceeds ¼ inch.

Please reference The American's with Disabilities Act Accessibility Guidelines, 2010 Standard (ADAAG) http://www.ada.gov/2010ADAstandards_index.htm

ADA ACCESS



MAXIMUM VERTICAL DIFFERENCE

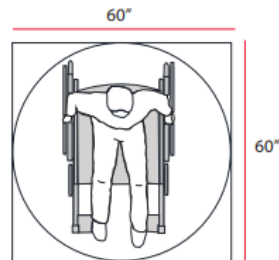


Reminder:
All parklet
designs must
be approved
by WisDOT

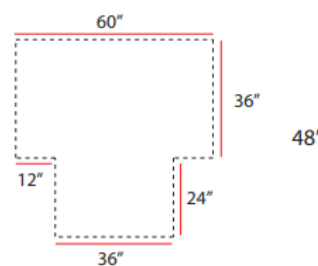


Make sure there is sufficient space for wheelchair access. A person sitting at the table reduces the gap. Any ramp between the sidewalk and a parklet must be wide enough to accommodate a wheelchair.

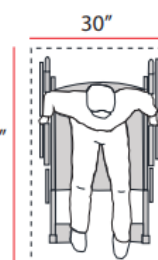
Wheelchair Turning Space



"T" Shaped Turning Space



Wheelchair Resting Space

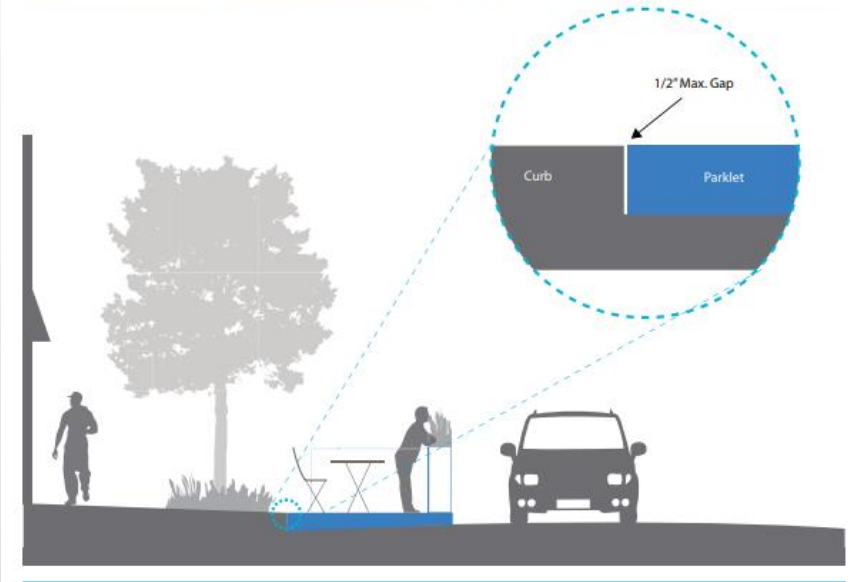


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Parklets and the American's with Disabilities Act (ADA)


"Spanning the Gap"

Parklets must have a seamless connection to the existing curb to meet ADA requirements. Below are examples of connections found at other parklets.



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CITY OF MINOT PARKLET APPLICATION



Office Address: 1025 31st St. SE
Mailing Address: PO Box 5006
Minot, ND 58702
Email: planner@minotnd.gov
Office Number: 701-857-4122

Planning Department

Outdoor Dining and Parklet-Streetery with Encroachment Permit Application

☐ Outdoor/Sidewalk Dining (Requires Encroachment Permit)

☐ Parklet/Streetery (Requires Encroachment and Building Permits)

APPLICANT INFORMATION	
Applicant/Contact Name	Address
Phone	Email
PROPERTY OWNER INFORMATION	
Property Owner	Address
Phone	Email
PROPERTY INFORMATION	
Property Address	
Property Legal Description	
Property Zoning Designation	
I/we the permit holder & applicant hold harmless and indemnifies the city from any claims or causes of action arising out of or related to the permitted activity, including, but not limited to, compliance with the Americans with Disabilities Act, the IBC (as amended by Section 9-2 of the City of Minot Code of Ordinances), and all other health and safety laws and regulations.	
I/we have read and agree to abide by the regulations for sidewalk/outdoor dining and/or for parklet/streeteries as attached. Failure to follow those regulations or immediately correct a violation may result in revocation of a permit and removal of any encroachment at applicant's expense.	
Applicant	Property Owner (must sign or attach written permission)
Date	Date
<div>Office Use Only</div> <div><div>\$35 Fee Paid</div><div>Receipt #</div></div> <div><div>Planning Department Approval</div><div>Date</div></div>	

Revision Date: February, 2023

☐ Site Plan showing the proposed location of platform, manholes, grates, curbs, curb blocks, utility access, furniture, canopies or pergolas, fencing, signs, planters and landscaping, and other accessories for the outdoor dining area; a description, drawing, sketch, or photograph showing the design of all furniture, fencing, canopies, signs, and accessories to be used in the outdoor dining area; location for the outdoor dining area, parklet or streetery; and other pertinent information related to the use of the outdoor dining area/parklet or Streetery such as an elevation.

☐ Certificate of Insurance for comprehensive general liability and products and complete operations coverage in a minimum amount of \$1,000,000.00 per occurrence and in the aggregate, provided that those certificates may be furnished as evidence of such coverage purchased for the applicant's principal place of business for serving food, food products and/or beverages, so long as such certificates meet the minimum acceptable requirements established in this section. All certificates shall be issued by an insurance company authorized to do business in North Dakota, shall name the city as additional insured and shall provide that the policy shall not terminate or be canceled prior to the expiration date without 30 days advance written notice to the city. The permit holder or encroachment agreement party shall continuously maintain the insurance required by this section and shall continuously provide the city with evidence of the insurance required by this section.

☐ Before issuance, the applicant must submit written approval from the health department and/or other applicable regulatory agency showing that any outdoor dining area has been inspected and is in compliance with current requirements for food handling establishments or sale of other product.

☐ Before issuance of Parklet or Streetery Permits, the applicant must obtain a building permit from the City of Minot. A final Certificate of Occupancy must be obtained before allowing public use.

☐ Use of sidewalks, streeteries and parklets require an encroachment permit from the City of Minot Engineering Department.

Note: Although encroachments are issued for an indefinite period until revoked, the building permit requires renewal in the form of an inspection each time the Parklet or Streetery is reinstalled. This is an annual permit that requires reapplication as well.

Reason(s) for Encroachment being requested from City of Minot.

☐ Sidewalk/Outdoor Dining

☐ Streetery or Parklet

☐ Other (If "other" explain below)

Revision Date: February, 2023

ECONOMIC IMPACT



City of Minot



CITY OF MINOT PLACEMAKING PLAN

MARK LYMAN, ECONOMIC DEVELOPMENT SPECIALIST, MINOT CHAMBER EDC



PLACEMAKING PLANNING



**ACKERMAN
ESTVOLD**

1907 17TH ST SE
MINOT, ND 58701
701.837.8737

INFO@ACKERMAN-ESTVOLD.COM
WWW.ACKERMAN-ESTVOLD.COM

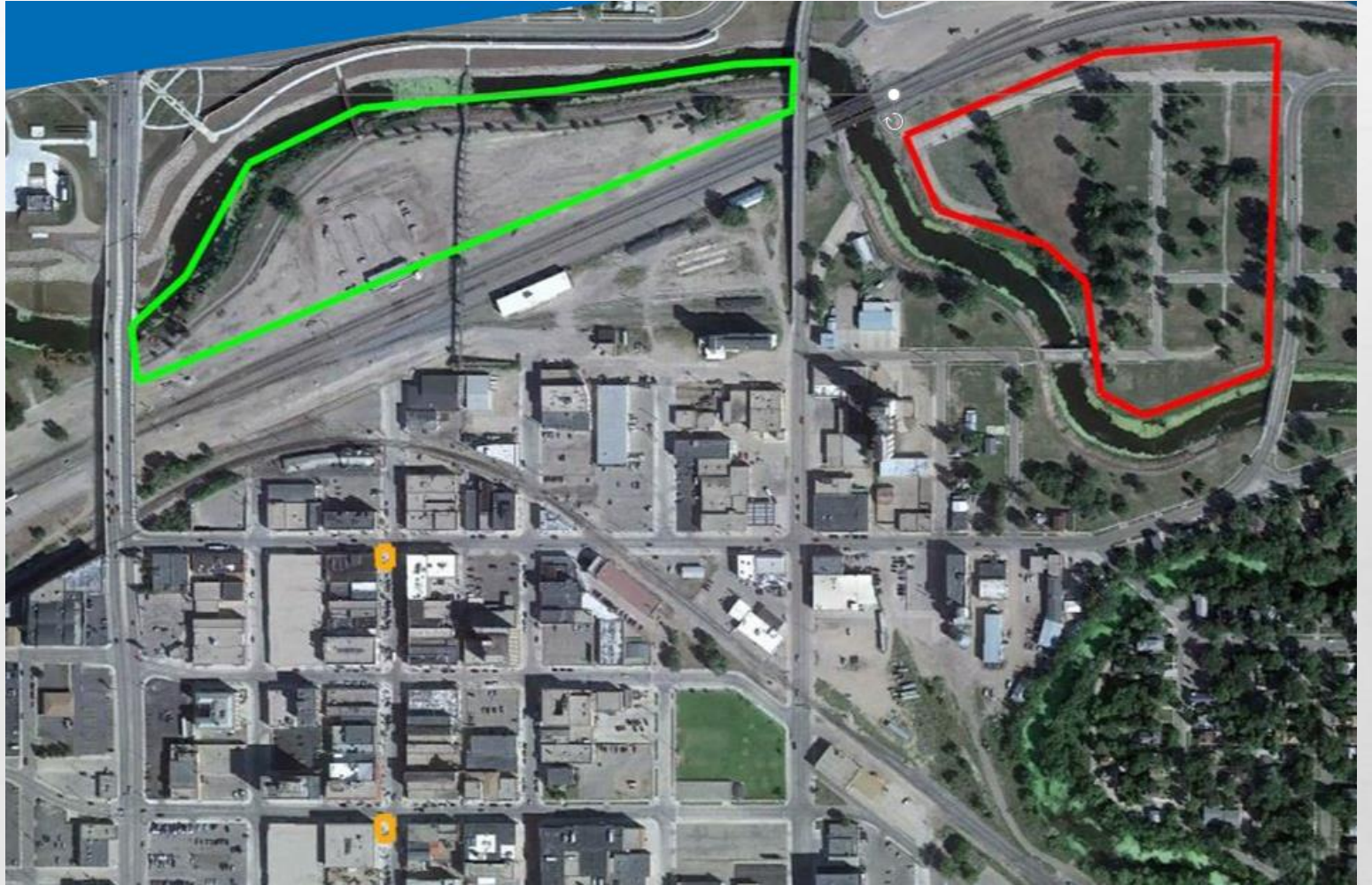
August 10, 2023

Public Input Meeting
Minot Downtown Placemaking Initiative

City of Minot
North Dakota

BACKGROUND

- **WHAT DOES THE COMMUNITY ENVISION FOR FUTURE USES OF PROPERTY THAT IS BEING ACQUIRED FOR FLOOD CONTROL?**
- **LEGEND:**
 - **GREEN** – NORTH DOWNTOWN PARK
 - **RED** – CAMPGROUND/RV PARK
 - **ORANGE** – POCKET PARKS



STAKEHOLDER INVOLVEMENT

Agency Invitees:

- City of Minot
- Minot Park District
- Visit Minot
- Minot State University
- Minot Downtown Business and Professionals Association
- ND State Fair
- Minot Public Schools
- Minot Area Chamber EDC
- Minot Renaissance Zone Board
- Souris River Joint Board

Questions Posed to Stakeholders:

What are the constraints to development at each location?

What types of features should be included in the pocket parks?

What type of campground would be most appropriate?

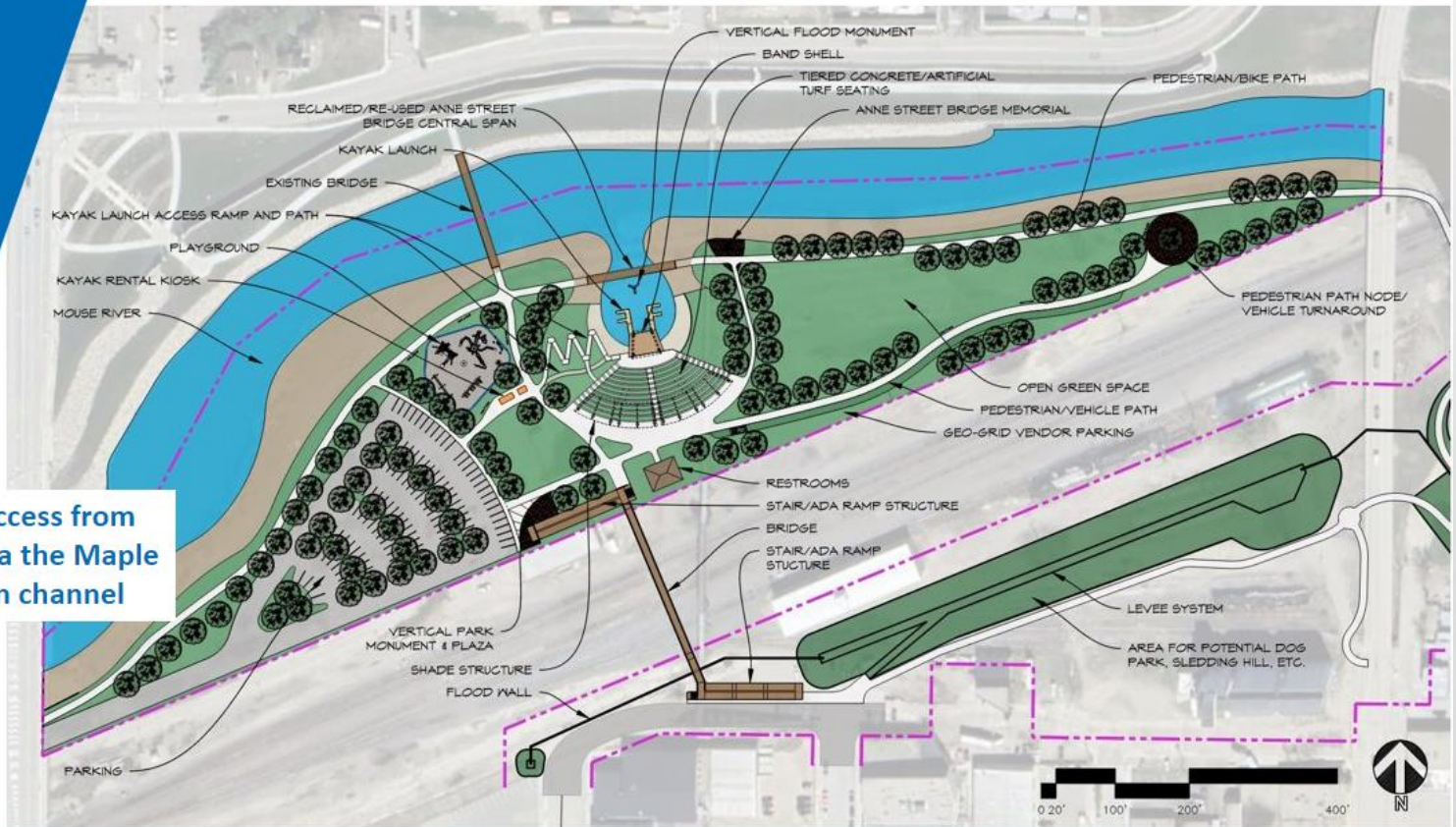
What should be the focus of a north downtown park?

Which entity would be responsible for ownership, operations and maintenance?

NORTH DOWNTOWN PARK

North Downtown Park

Vehicle access from
the west via the Maple
Diversion channel



City of Minot
North Dakota

CITY OF MINOT
DOWNTOWN PLACEMAKING

NORTH PARK CONCEPT

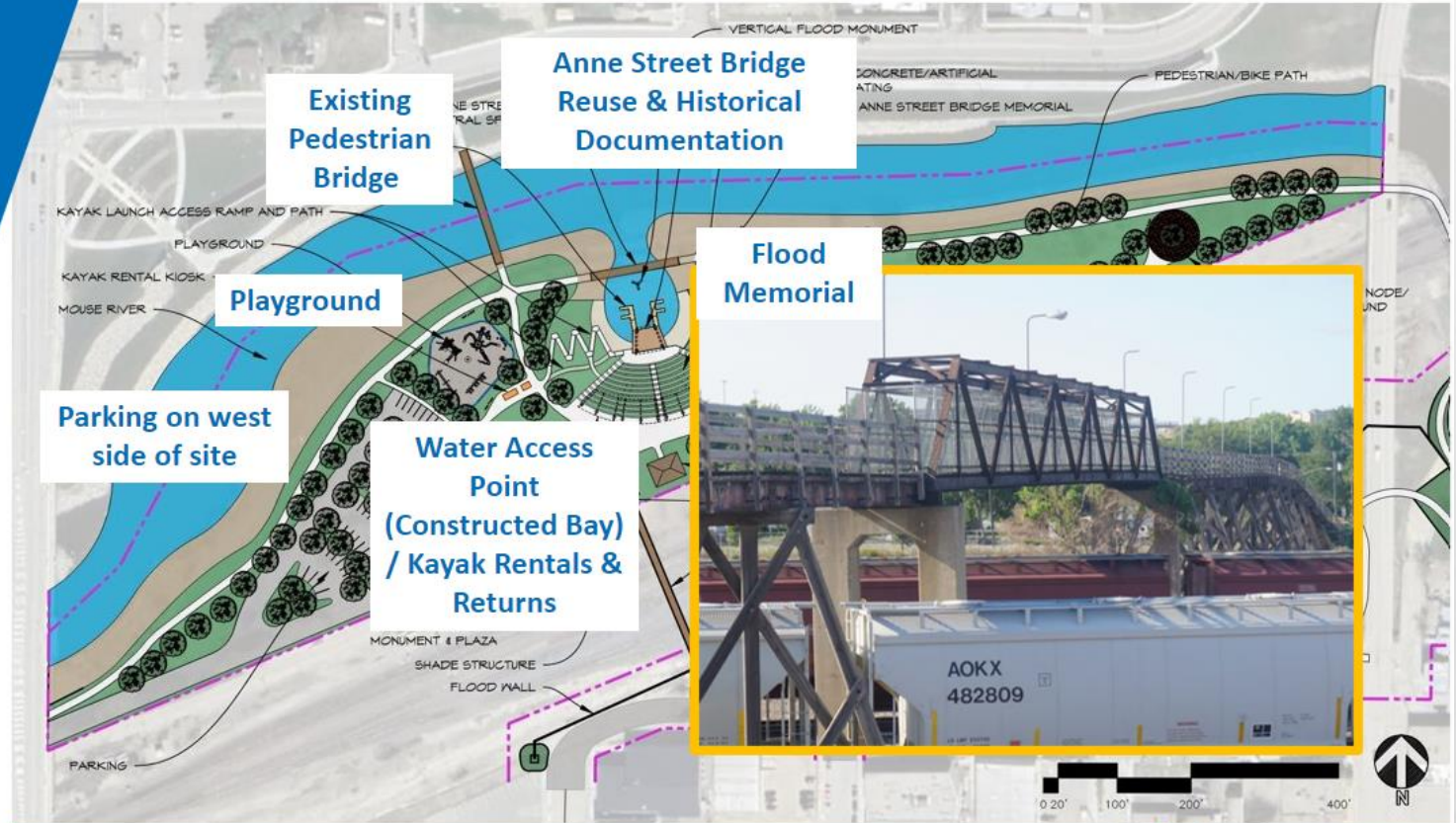
SCALE: 1" = 120'-0"

8.8.23

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ESTVOLD

NORTH DOWNTOWN PARK

North Downtown Park



City of Minot
North Dakota

CITY OF MINOT
DOWNTOWN PLACEMAKING

NORTH PARK CONCEPT

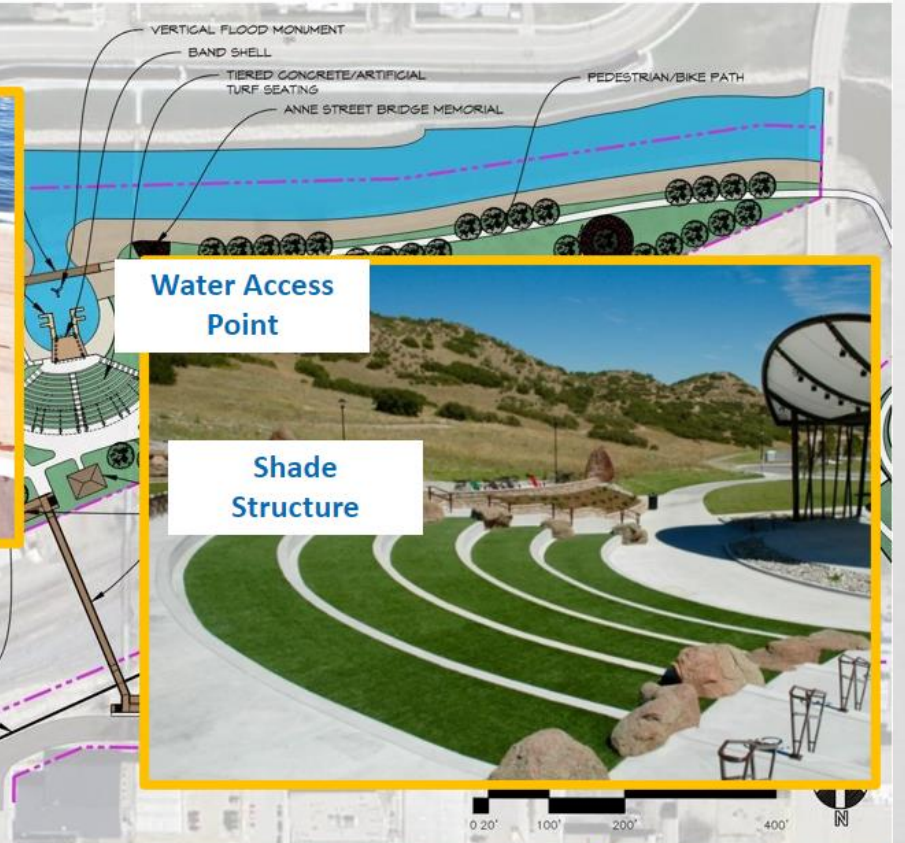
SCALE: 1" = 120'-0"

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AE ACKERMAN
ESTVOLD

NORTH DOWNTOWN PARK

North Downtown Park



Water Access
Point

Shade
Structure

City of Minot
North Dakota

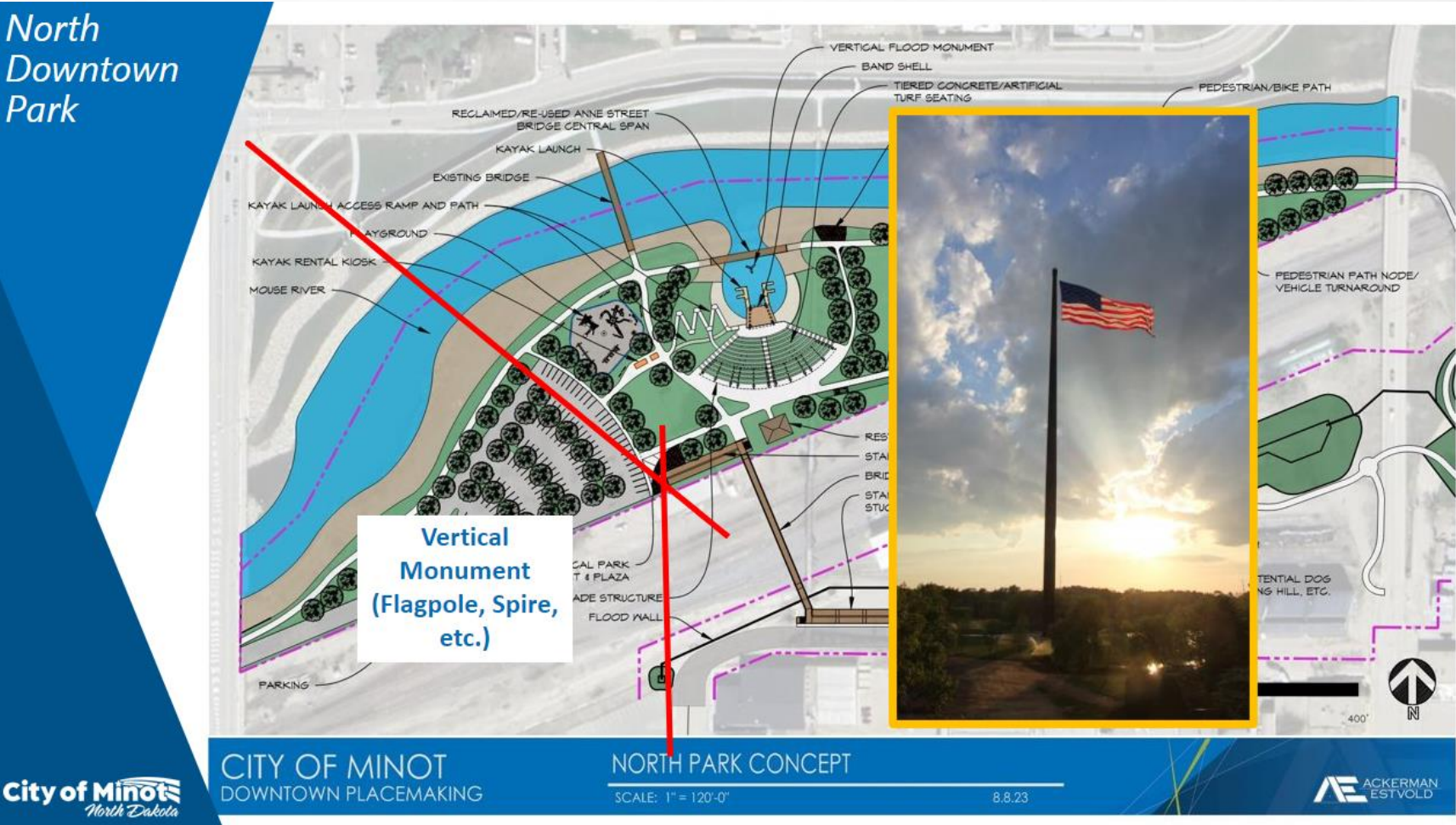
CITY OF MINOT
DOWNTOWN PLACEMAKING

NORTH PARK CONCEPT
SCALE: 1" = 120'-0"

8.8.23

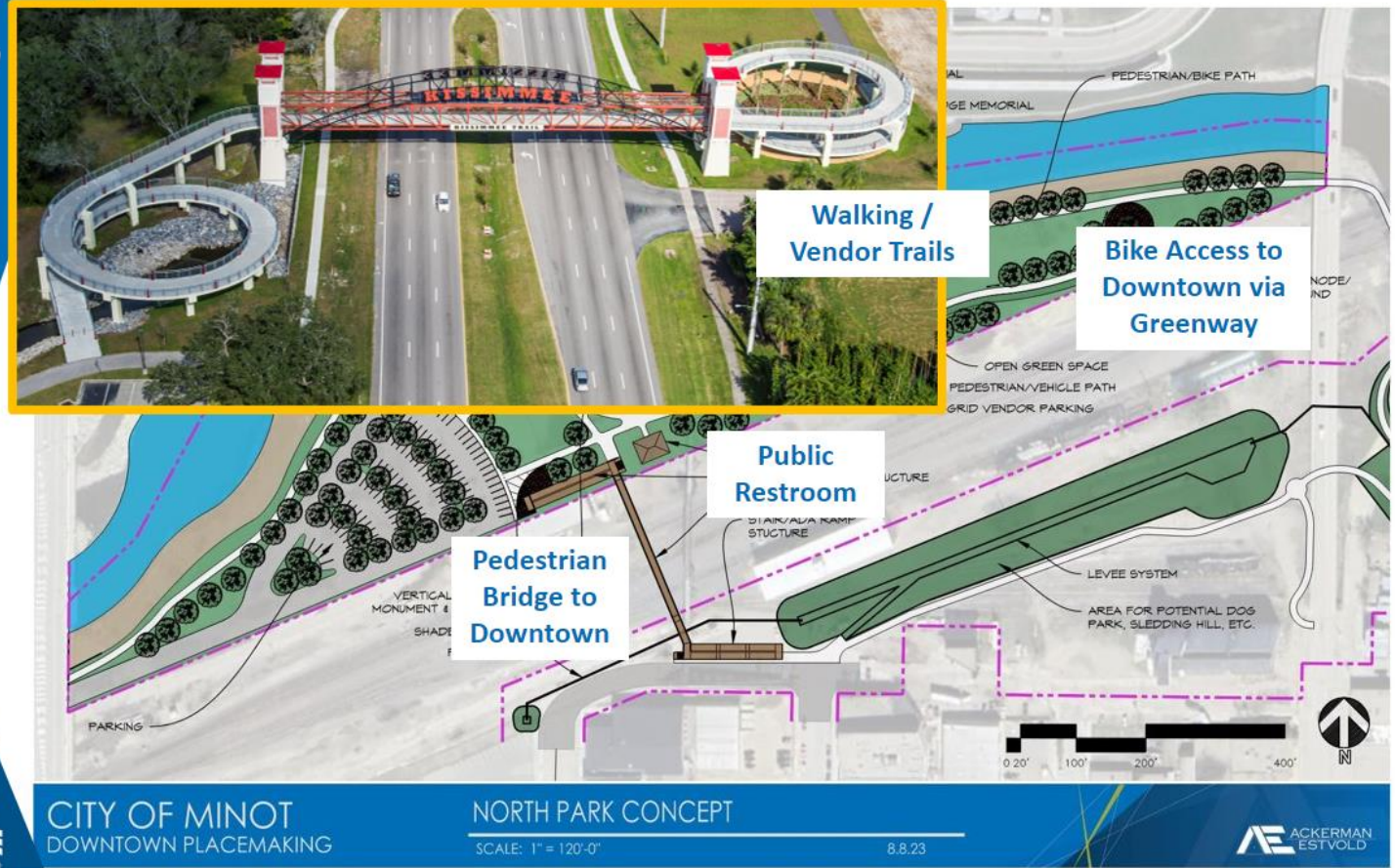
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NORTH DOWNTOWN PARK



NORTH DOWNTOWN PARK

North Downtown Park



CAMPGROUND RV PARK

- ❖ Most constraints are related to development of projects within the floodplain (minimal constraints for downtown pocket parks)
- ❖ Deed restrictions based on funding agency rules
 - ❖ US Department of Housing and Urban Development (HUD) National Disaster Resilience funds were utilized to complete the acquisitions and demolitions within this neighborhood

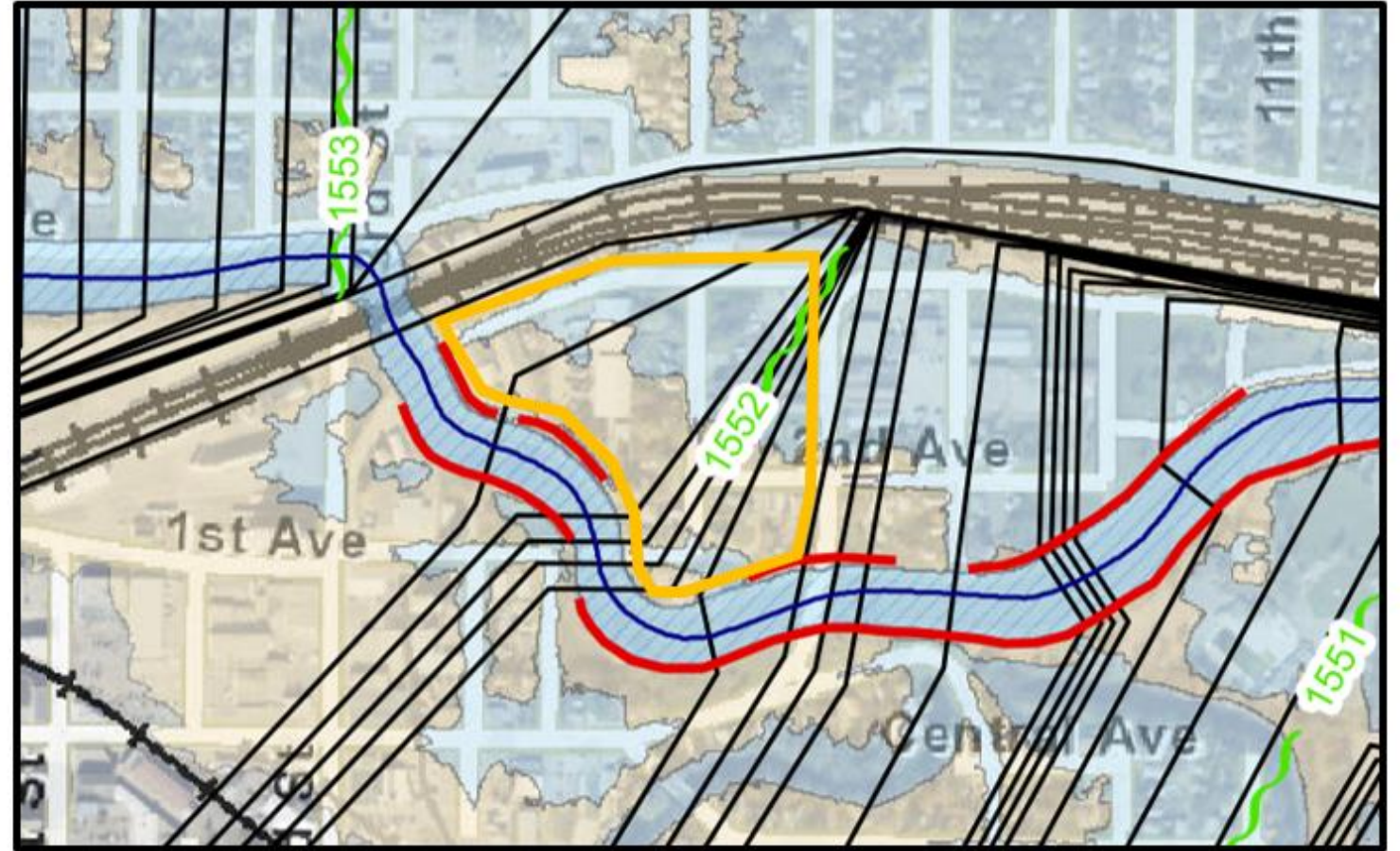


CAMPGROUND/ RV PARK

Floodplain Development Regulations

- ❖ All structures have to be placed above the 100-year floodplain elevation (like every other structure in Minot, public or private)

- **PAVILIONS**
- **TRASH ENCLOSURES**
- **RESTROOMS**



POCKET PARKS

Pocket Parks



City of Minot
North Dakota

CITY OF MINOT
DOWNTOWN PLACEMAKING

MAIN & CENTRAL POCKET PARK CONCEPT

SCALE: 1/8" = 1'-0"

8.8.23

AE ACKERMAN
ESTVOLD

POCKET PARKS

Pocket Parks



City of Minot
North Dakota

CITY OF MINOT
DOWNTOWN PLACEMAKING

MAIN & SECOND POCKET PARK CONCEPT

SCALE: 1/8" = 1'-0"

8.8.23

AE ACKERMAN
ESTVOLD



QUESTIONS

MODERATED BY DAVE LAKEFIELD, FINANCE DIRECTOR, CITY OF MINOT



THANK YOU FOR YOUR PARTICIPATION!

THE CITY OF MINOT
MINOT AREA CHAMBER EDC
AKSAL GROUP