

Minnesota  
Design  
Team

# CONNECTIONS

Morris, MN  
October 2005

# QUESTIONS & ANSWERS



1. What did the old elementary school site mean to you?

- stylish historic building
- nothing
- good memories



1. What does the old...?

- a fabulous opportunity (econ. social, rec. development)

1. What will the old...?

- a central place
- promise
- recreation



2. Is Morris a town with college or a college town?

- town with a college
- a blend: small town with a big asset



3. What would make Morris a hip, 21<sup>st</sup> Century Town?

- a vibrant mainstreet
- daring leadership & a relationship between town & UMM
- planning, revenue, labor, shared vision, sustainability, accept change



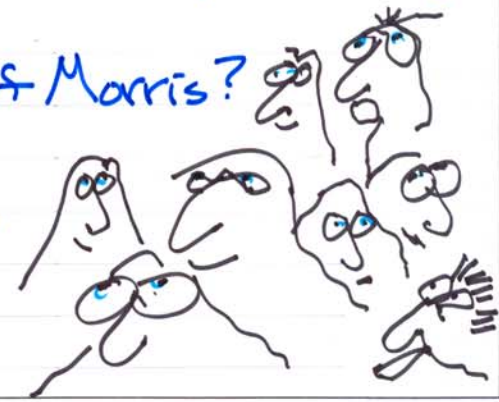
4. What is the Economic Center of Morris?

- UMM



4. What is the Heart of Morris?

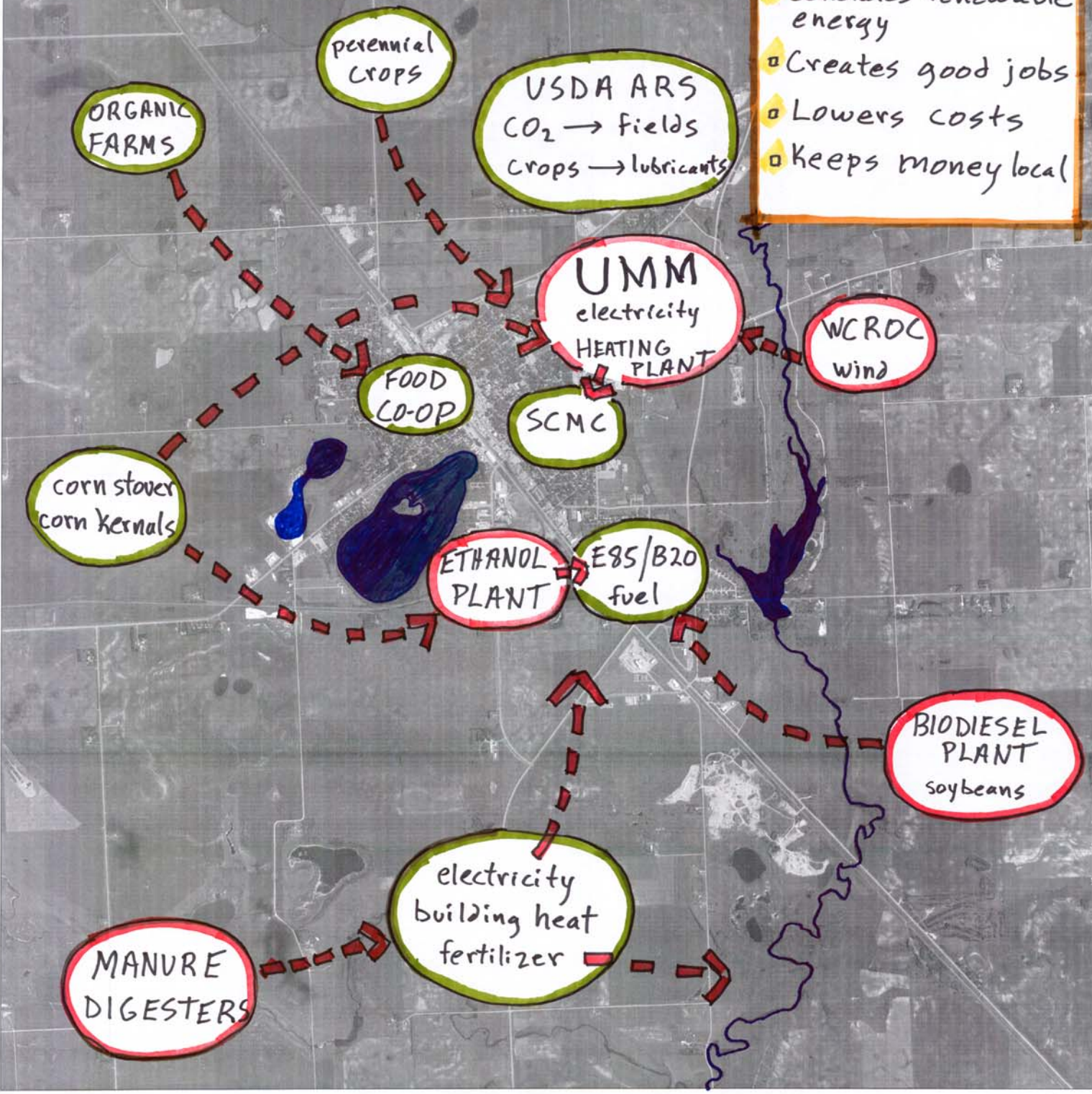
- no physical center
- people





# A SUSTAINABLE AG ECONOMY

- ▣ Adds value to crops
- ▣ Generates renewable energy
- ▣ Creates good jobs
- ▣ Lowers costs
- ▣ Keeps money local



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## REGIONAL HUB

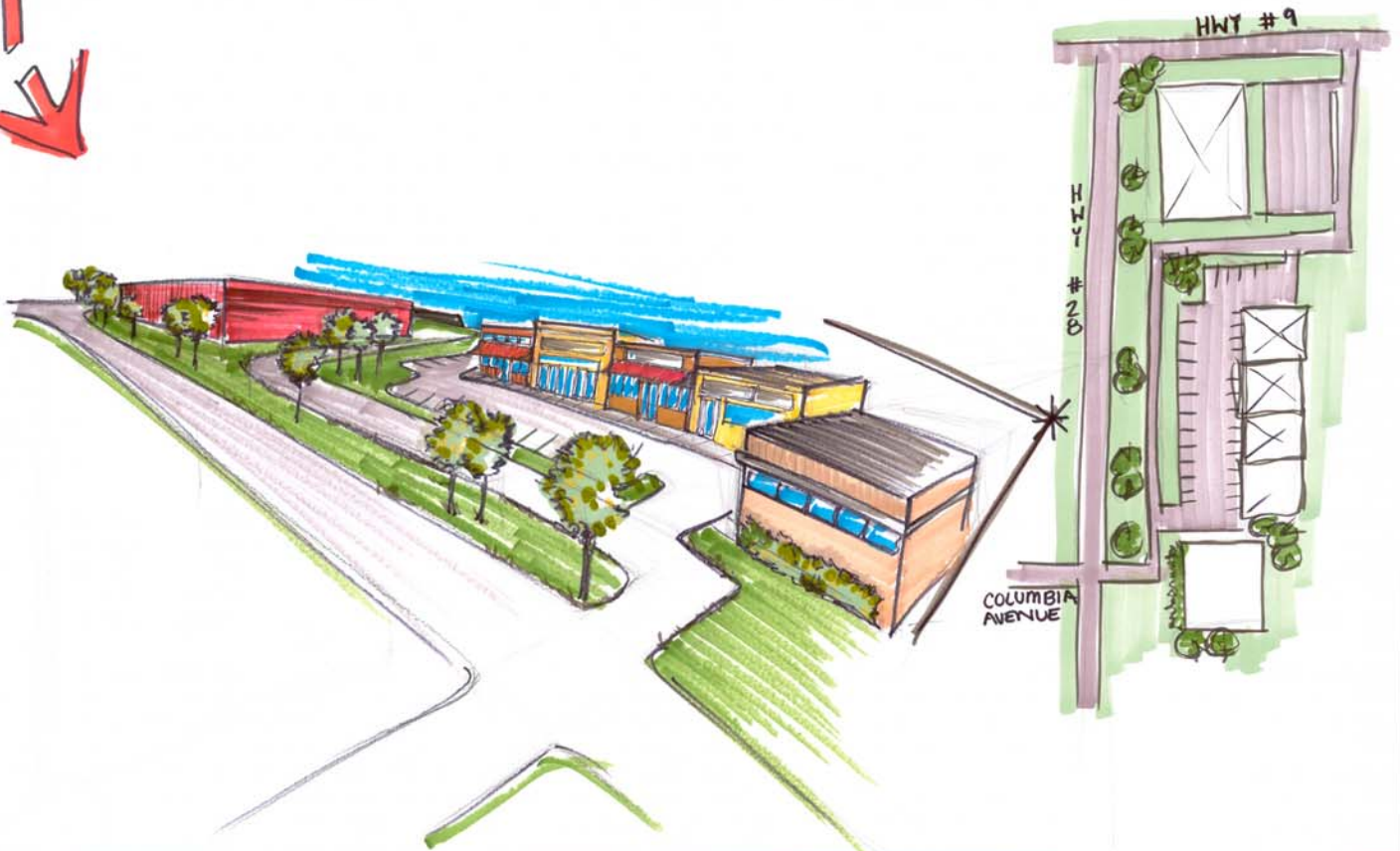
1 inch equals 1,000 feet

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# ■ FEATURES/BENEFITS OF PROPOSED COMMERCIAL

- MIRROR COMMERCIAL DEVELOPEMENT ACROSS HWY #28
- CREATE A GREEN BUFFER
- PLACE SOME PARKING TO THE SIDES OF BUILDINGS
- EFFICENCY OF CONNECTED RETAIL



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## GATEWAYS

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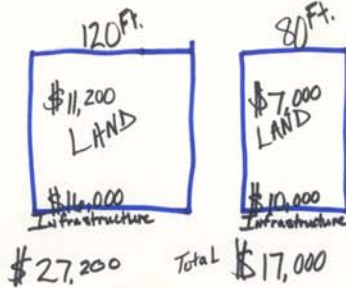
# Reactive Planning

Sprawling Residential Growth

UNCONTROLLED Development  
CONSUMES LAND

INFRASTRUCTURE Expense  
is UNAFFORDABLE +  
GREEN Space is forgotten.

ISSUES  
ARISE  
HEALTH Pollution  
Traffic



# PROACTIVE PLANNING

Smart Residential Growth

PRESERVES GREEN SPACE,  
Saves tax dollars. + Services  
are provided more efficiently.

Encourages visually  
Pleasing development that is  
SUSTAINABLE, Population  
Stabilizing + Compatible.

Morris prospers with  
an Economically + socially  
Conducive built  
environment that  
NURTURES family life  
+ generates  
hometown business.



MORRIS  
A BLANK  
CANVAS

5.

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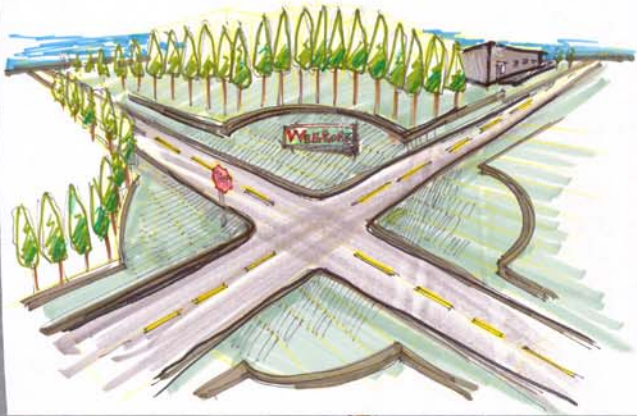
# CREATIVE PLANNING

1 inch equals 200 feet

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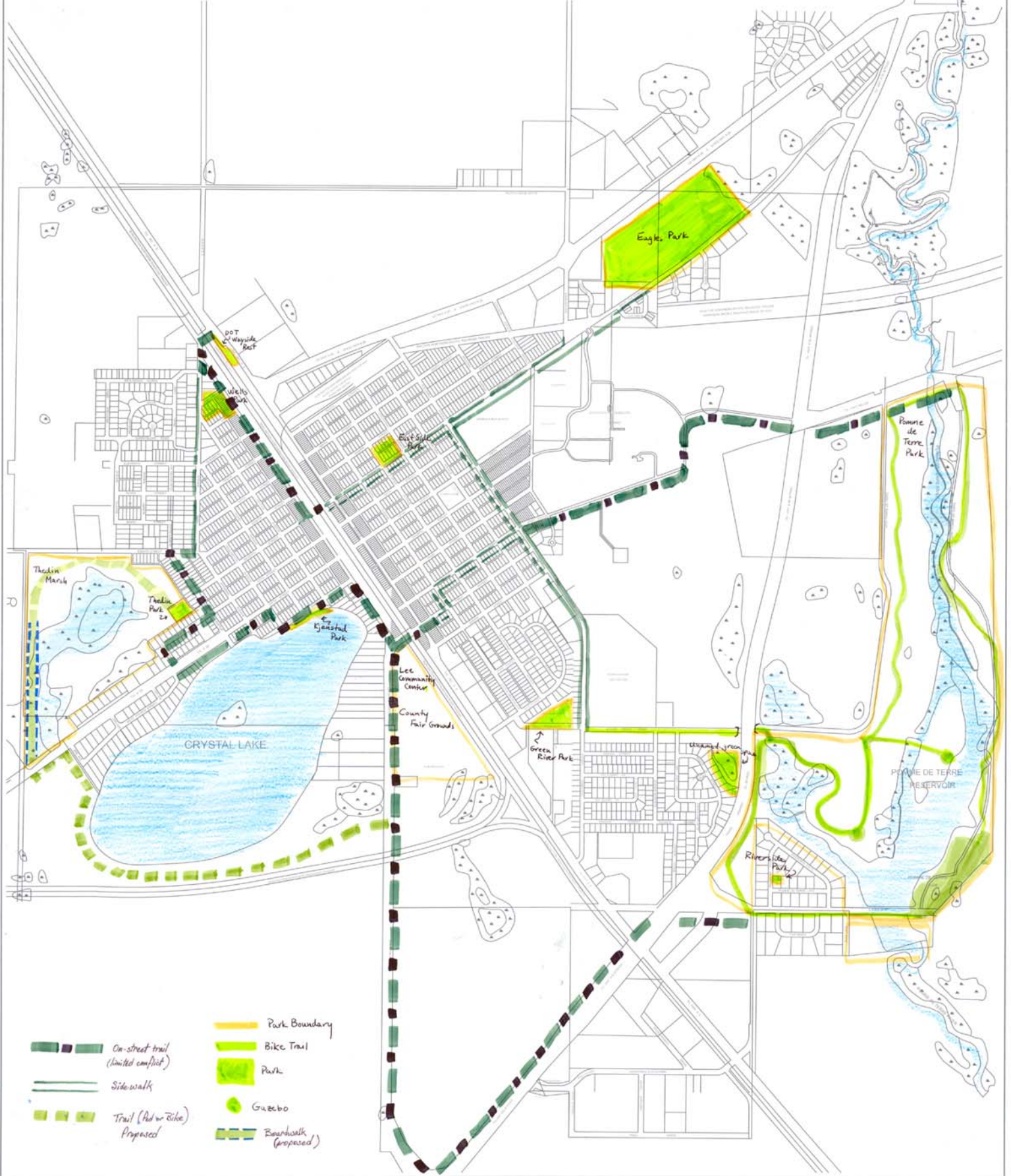
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# LOOK OUTWARD

1 inch equals 1,000 feet

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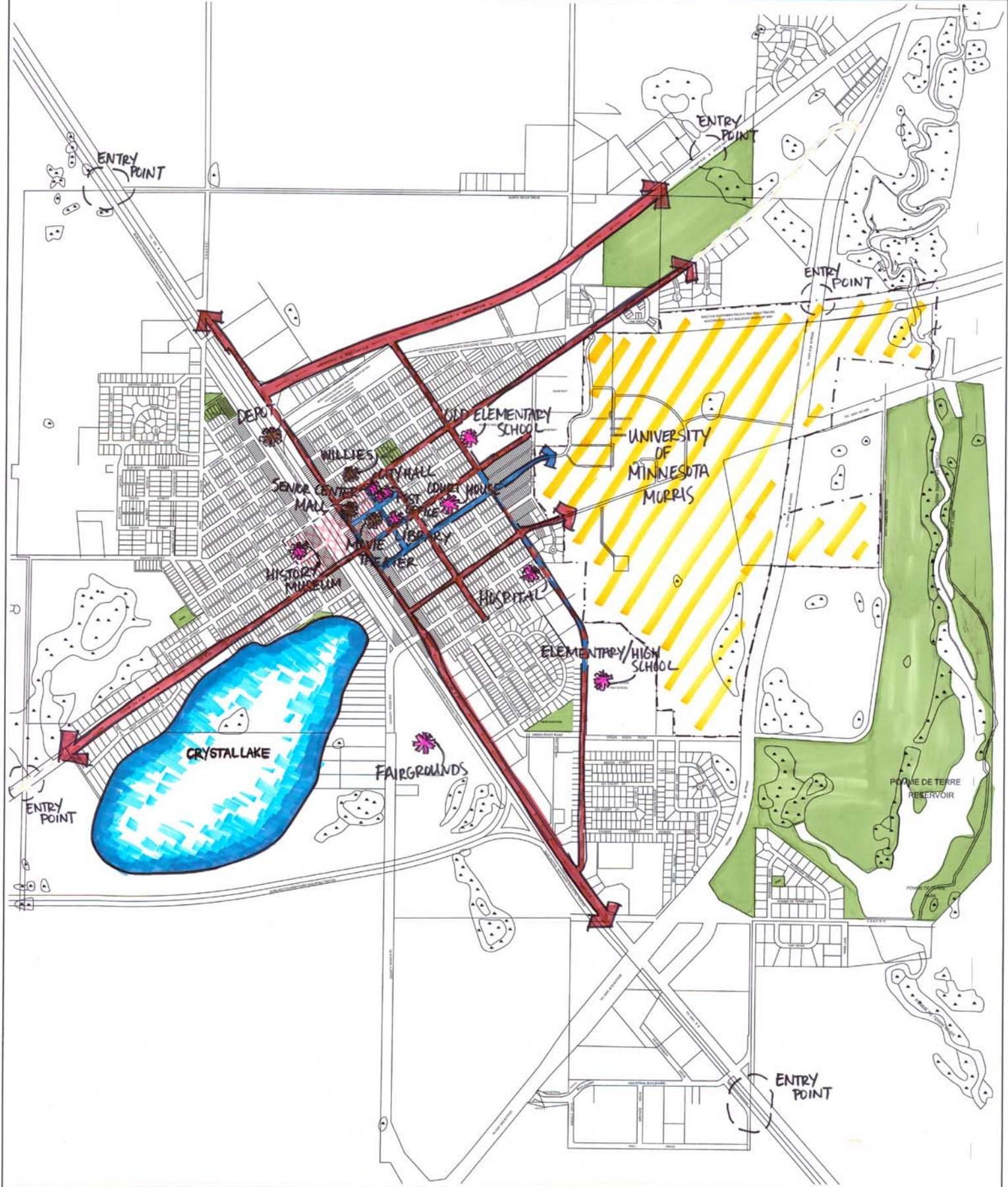
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# CONNECT YOUTH WITH COMMUNITY

1 inch equals 500 feet

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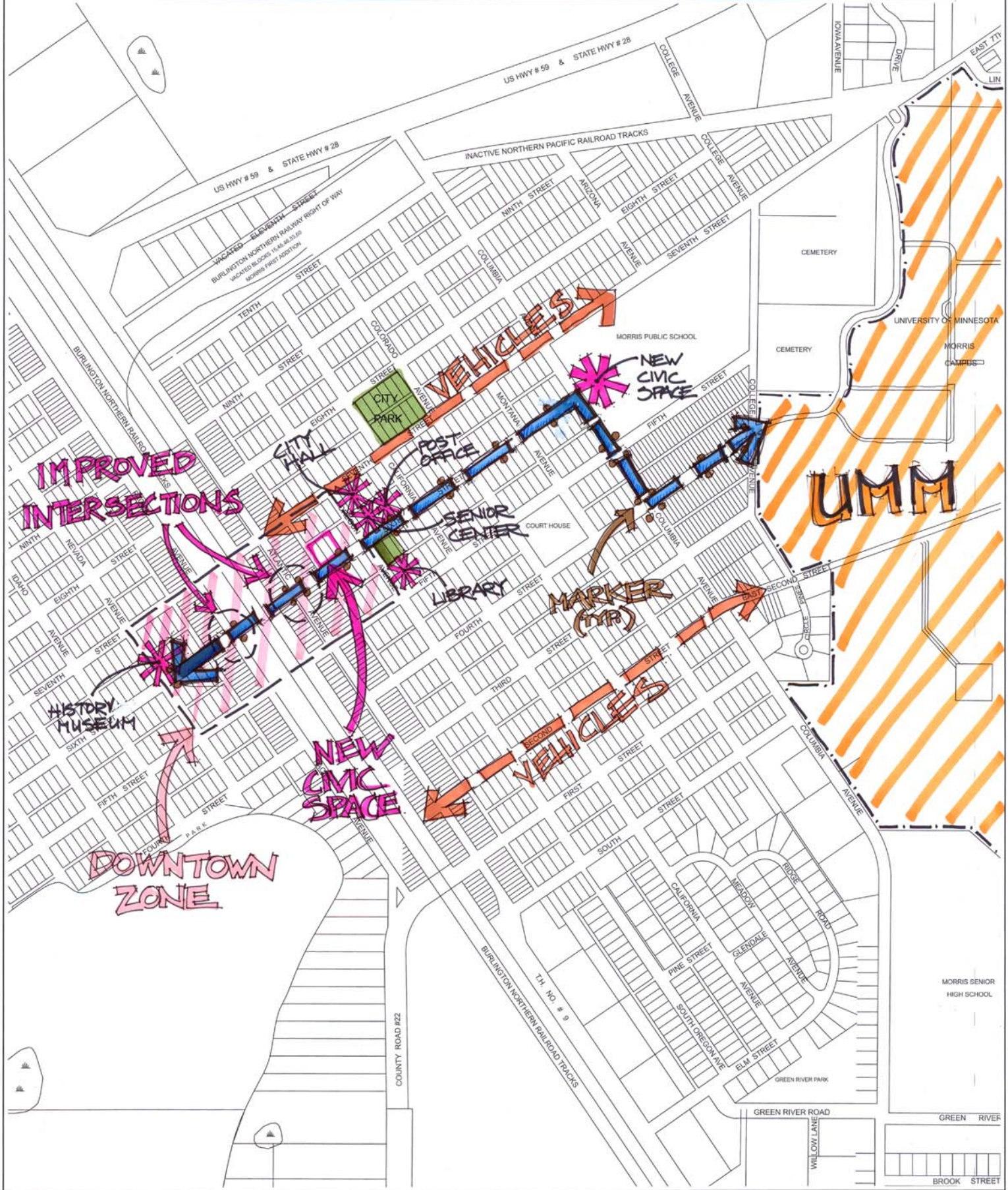
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# WHERE AM I ?

1 inch equals 500 feet

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# BLEND CITY AND UNIVERSITY

1 inch equals 200 feet

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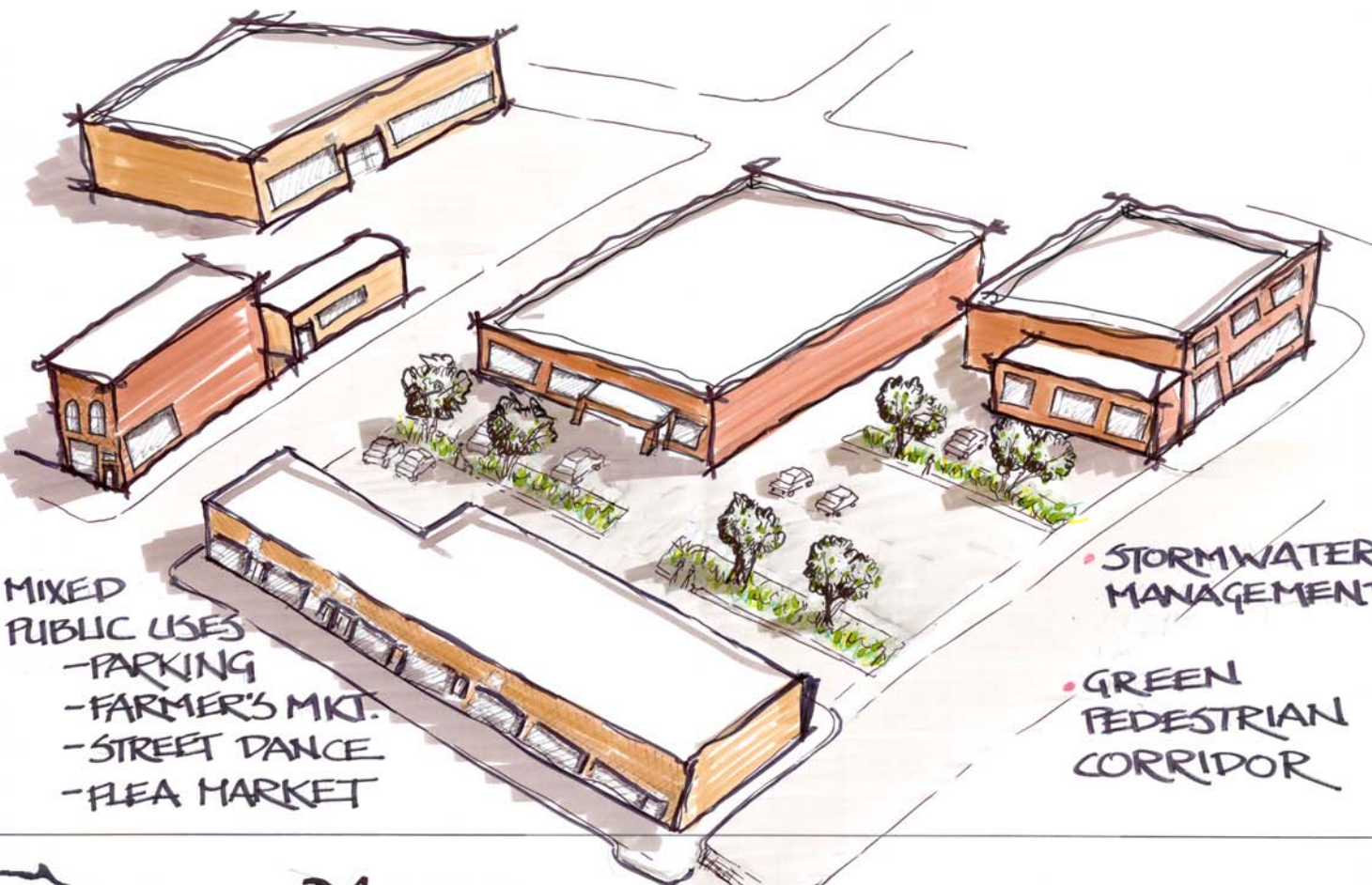


• CALM TRAFFIC  
W/ BUMPOUTS

• MONUMENTS  
DEMARCATÉ  
CIVIC  
CORRIDOR

• DECORATIVE  
CROSSWALKS

• PLANTINGS  
DRAW  
FOCUS



• MIXED  
PUBLIC USES  
- PARKING  
- FARMER'S MKT.  
- STREET DANCE  
- FLEA MARKET

• STORMWATER  
MANAGEMENT

• GREEN  
PEDESTRIAN  
CORRIDOR



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MORE  
COMMUNITY

SPACES

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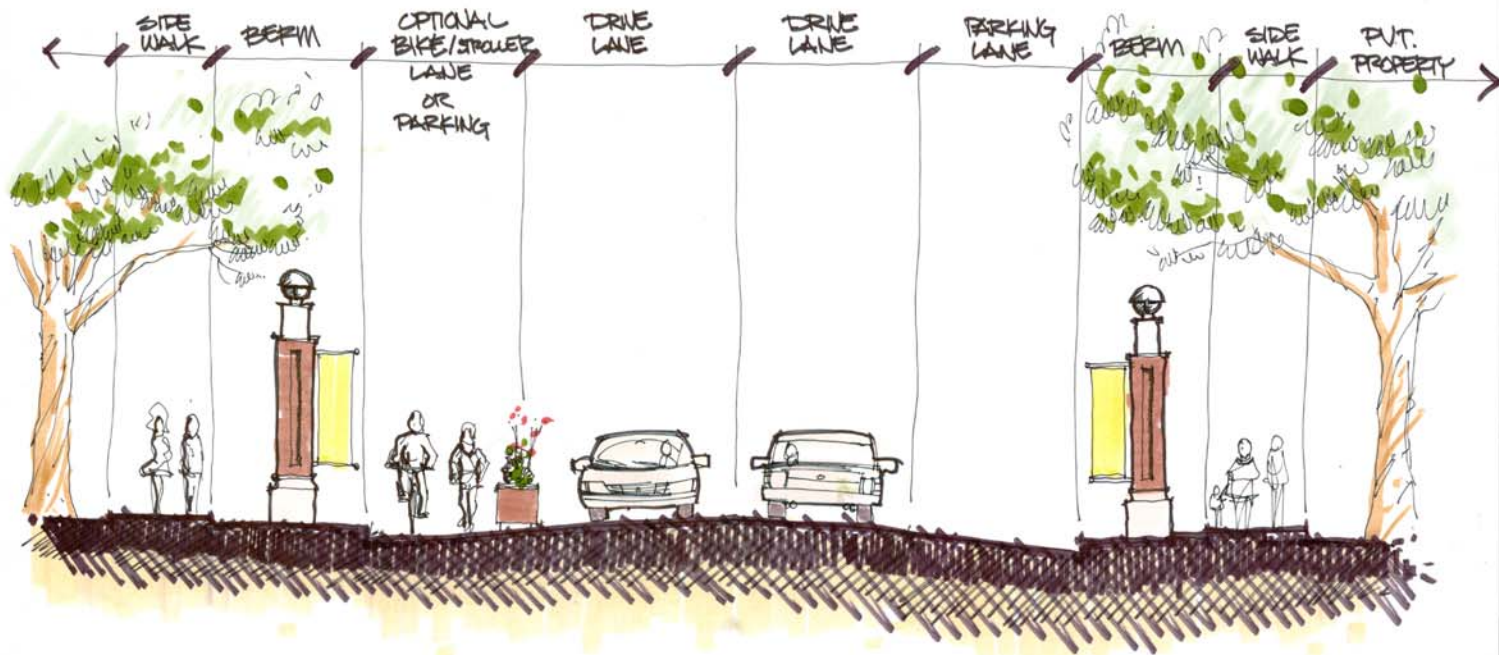
- ONE MONUMENT TYPE FOR CIVIC CORRIDOR; ECHO ELEMENTS IN OTHER MARKERS



- INCORPORATE UMM LOGO TOWARDS CAMPUS

- INCORPORATE PUBLIC ART & PLANTINGS

- ADD INTEREST AT PEDESTRIAN SCALE; CHANGEABLE



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## OPPORTUNITIES

- CREATING MAIN STREET ENTRIES.
- CONNECTING TO CIVIC + CULTURAL INSTITUTIONS.
- ENHANCE IMAGE OF MAIN STREET BUSINESSES.
- HIERARCHY OF INTERSECTIONS TO IDENTIFY CENTER OF MAIN STREET.
- REPLACE STREET TREES WITH PLANTERS + BENCHES.

CONNECT TO  
NEW CIVIC CENTER.

**BUFFER MNDOT  
WAYSIDE REST  
WITH DENSE  
VEGETATION.**

**ENTRY TO  
MAIN STREET**

**CHARACTER**

CONNECT TO  
HISTORY CENTER.

**DOWNTOWN  
ZONE**

**ENTRY TO  
MAIN STREET**

## CONSTRAINTS

- SCREENING OF INDUSTRIAL USES AT NORTH END OF MAIN STREET.
- SPREAD OUT SUBURBAN LOOK OF BUSINESSES AT SOUTH END.
- CONTINUED USE OF RAILROAD SPUR JUST NORTH OF TENTH STREET.



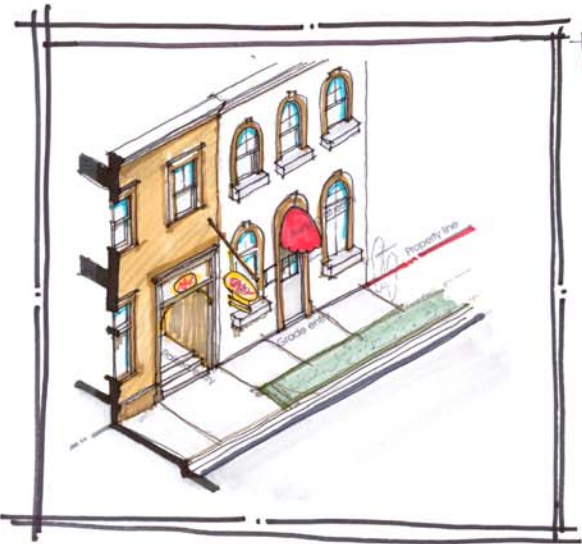
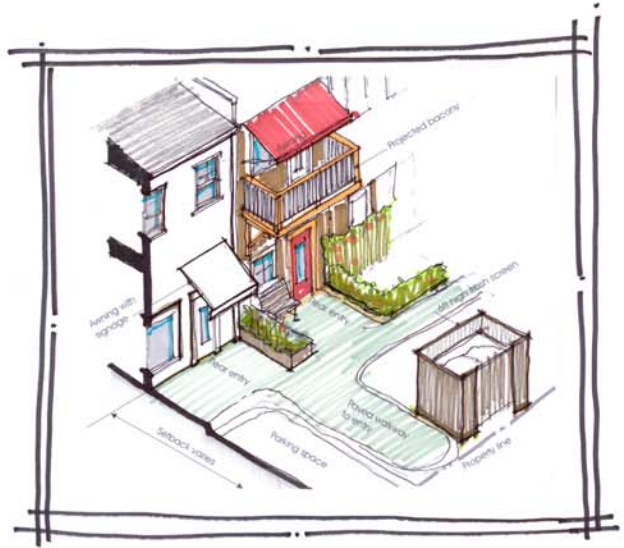
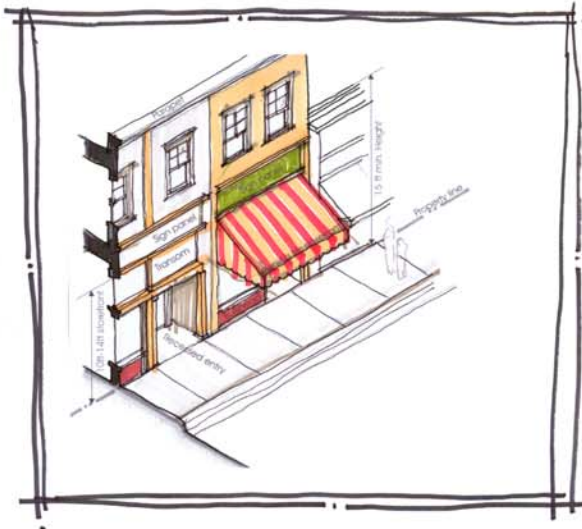
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# VIBRANT MAIN STREET

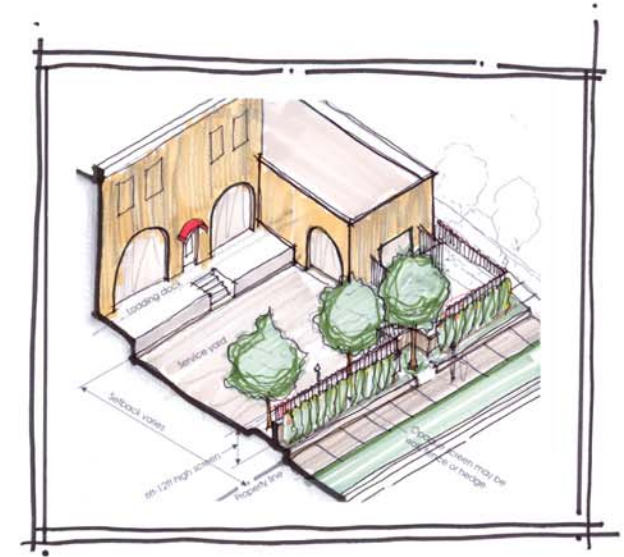
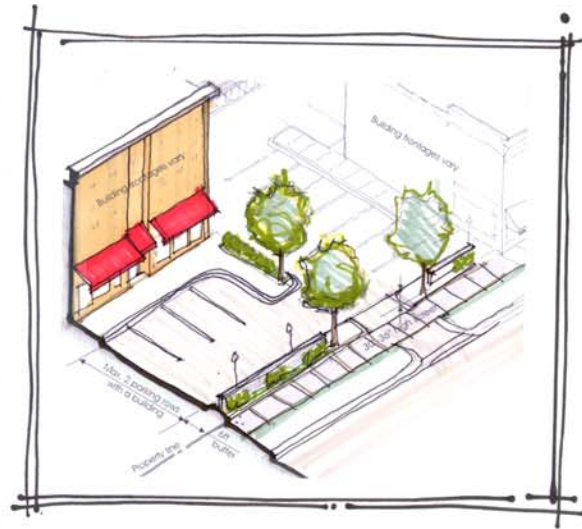
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**\* CHARACTER**  
**PEDESTRIAN FRIENDLY**  
**GREEN PARKING**  
**DECORATED ENTRY**

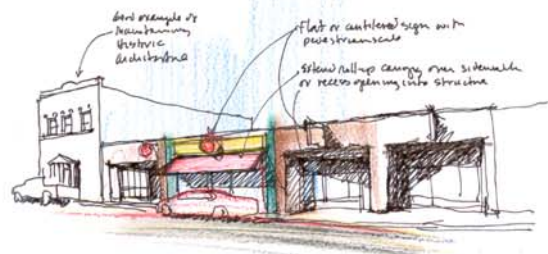
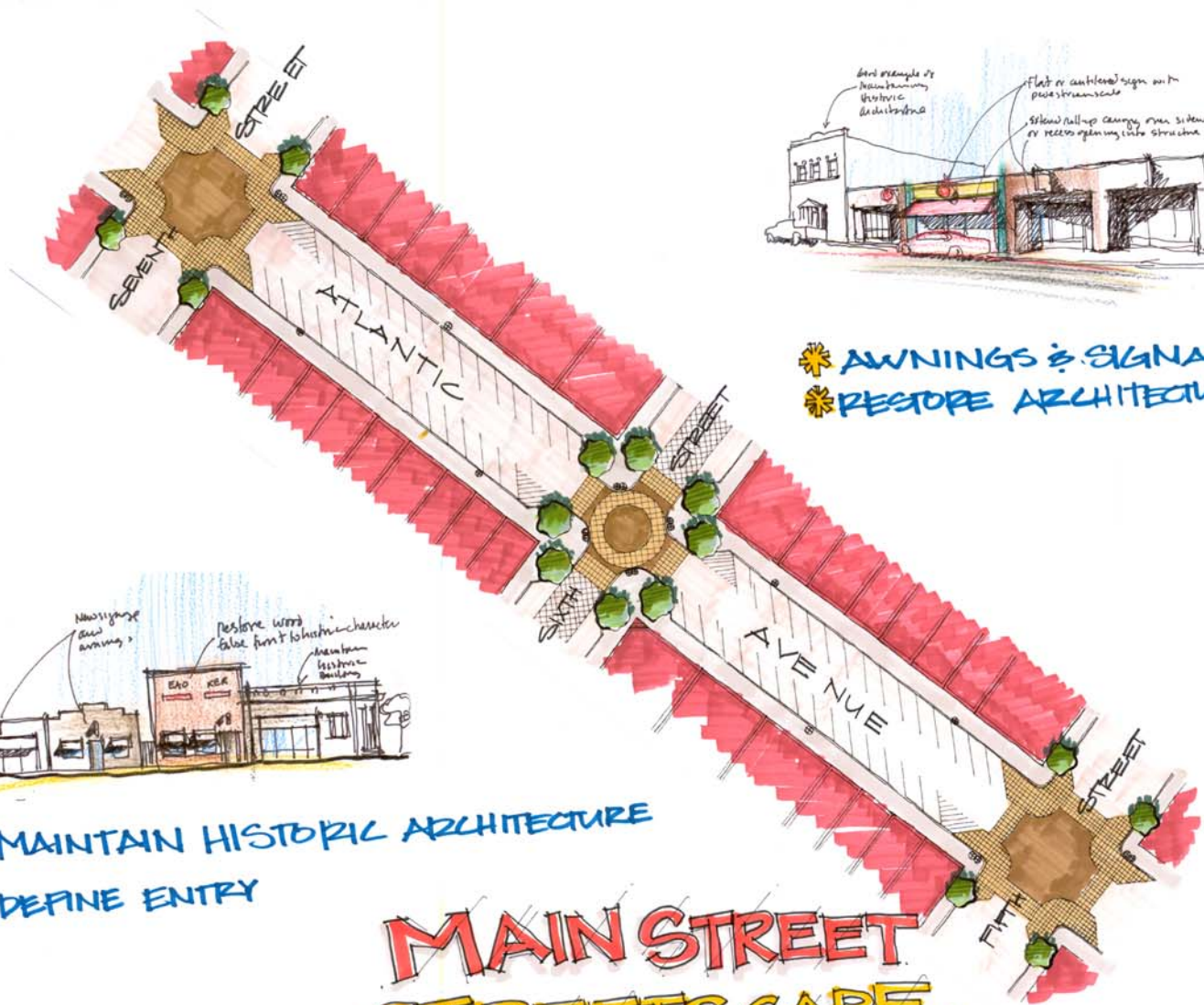


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**MORE CHARACTER**

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- \* AWNINGS & SIGNAGE
- \* RESTORE ARCHITECTURE



- \* MAINTAIN HISTORIC ARCHITECTURE
- \* DEFINE ENTRY

# MAIN STREET STREETScape.





# DESIGN GUIDELINES

## BOUNDARIES & ENTRANCES

- \* AWNINGS USED TO DEFINE ENTRANCES
- \* PROVIDE SMALL GATHERING SPACES

## PUBLIC AMENITIES

- \* PROVIDE BENCHES FOR PEDESTRIANS
- \* PROVIDE TRASH RECEPTACLES

## PARKING / CIRCULATION

- \* EXPLORE ANGLED PARKING
- \* PROVIDE CUSTOMER PARKING IN REAR

## LIGHTING

- \* PROVIDE PEDESTRIAN SCALE LIGHTING
- \* AVOID DAYLIGHTING & FLOOD LIGHTING

## SIGNAGE

- \* AVOID BILLBOARDS & LARGE SIGNS

## LANDSCAPING

- \* CONCENTRATE TREES AT CORNERS
- \* REPLACE CURRENT TREES WITH PLANTERS & BENCHES

## HISTORIC PRESERVATION

- \* UNCOVER AND RESTORE ARCHITECTURAL FEATURES
- \* RETAIN & MAINTAIN HISTORIC ARCHITECTURE





- 5001 POPULATION
  - EXISTING INFRASTRUCTURE
  - ADAPTIVE REUSE
  - SUSTAINABLE DEVELOPMENT
  - UNIVERSITY CONNECTION
- 
- 21<sup>ST</sup> CENTURY HIP SMALL CITY DEVELOPMENT







landscape  
buffer

sustainable  
town houses

sustainable  
development lots

community  
park

pocket park

buffer

adaptive reuse

'loft' apartments

housing to  
connect seniors  
with the University



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# SHARED VISION

1 inch equals 50 feet

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- senior housing connected to University environment.
- barrier free design
- sustainable design



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BRING RESIDENTS AND  
STUDENTS TOGETHER

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FROM "NOTHING" TO  
SOMETHING "UNIQUE"

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BURLINGTON NORTHERN

NINTH

STREET

STREET

EIGHTH

CITY  
PARK

MONTANA

## FIRST YEAR

- JOIN MORRIS DESIGN COMMITTEE.
- PLACE/MOVE PUBLIC MARKERS.
- ADD PLANTERS ON ATLANTIC.
- PROVIDE NEW AWNINGS & PAINT TO BUSINESSES.
- FIND HANGOUTS FOR TEENAGERS.

## 1-3 YEARS

- SIDEWALK IMPROVEMENTS ON 6<sup>th</sup>
- RE-DEVELOP INTERNAL BLOCK NEAR CITY CENTER MALL.
- PHASE I OF HOUSING.
- PROVIDE BOARDWALK ON WEST MARCHES.

## 3-10 YEARS

- COMPLETE ALL TRAIL CONNECTIONS.
- CONTINUE GROWTH WITHOUT EXPANSION.
- PHASE II AND III OF OLD ELEMENTARY SCHOOL SITE.
- COMPLETE DESIGN STANDARDS.



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DARING LEADERSHIP  
AND COOPERATION

1 inch equals 100 feet

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