

Mountain Iron Comprehensive Plan

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Land Use Policies

Summary Profile Land Use Plan	1999	2004	2009	2014	2019
Population	3644	3858	4072	4286	4500
Households	1488	1586	1684	1782	1882
Household Size	2.45	2.43	2.42	2.40	2.39
Parkland acres	120	153	186	218	250
Commercial acres	130	168	206	244	282
Industrial acres	203	278	353	428	500
Residential acres	2483	2550	2617	2684	2750
Single family acres (sewered/unsewered)	2437	2499	2561	2623	2700
Rural Residential	6350	6350	6350	6350	6350
Multi-family acres	46	61	76	91	106
Average density level	1.5	1.5	1.5	1.5	1.5

1. **It is the policy of the City of Mountain Iron to provide for limited but quality controlled growth.**

Strategies

- Manage and guide the direction of growth to accommodate the projected total population of 4,500, which means an additional 856 people/394 households by the year 2020, while maintaining the small town character.
- Provide for a similar average density rate as the current rate, which is 1.5 units per acre, which means an average of 265 additional residential acres.
- Plan for a total of 265 new residential uses by the year 2019: an additional 215 single-family residential acres; and an additional 50 acres of multi-family uses. The single-family uses planned for are predominantly sewerred uses.
- Plan for a total of 2750 acres of sewerred and unsewerred residential uses by the year 2019.
- Plan for a total of 297 new acres of industrial uses and 150 new acres of commercial uses for a total of 500 acres of industrial uses and 282 of commercial uses by the year 2019.
- Plan for a total of 250 acres—130 new acres--of parkland.
- Prioritize growth according to the staged growth plan. See the Staged Growth Plan Map.
- Preserve the existing mix of land uses.

- Plan for the development of a new town center at the intersection of Mountain Iron Drive and Eighth Streets.
- Promote high quality architecture and design in new housing, commercial and industrial park development.

2. It is the policy of the City of Mountain Iron to designate the existing old town as an “historic district” in order to preserve the community’s history and ethnic heritage and to promote tourism.

Strategies

- Designate the old town as the “historic district” which will be distinguished from the new town center along the new Highway 169.
- Designate significant historic structures as local landmarks
- Develop a streetscape improvement plan for the historic district.



- Develop a strong public/private partnership in the historic district to stimulate support for the preservation of the historic district and for the development and promotion of tourism.
- Develop transportation connections between the historic district and the new town center, i.e. trolley car ride.
- Develop regional alternative transportation connections with downtown, such as connections to the Mesabi multi-user trail system.

3. It is the policy of the City of Mountain Iron to reclaim, preserve and enhance historically significant structures within the Downtown as part of the “historic district” designation.

- Preserve the existing historic character of old town Mountain Iron by preserving the existing historic structures and designating them as local landmarks: (See the Historic Sites and Public Facilities Plan).
 1. The Carnegie Library;
 2. Mt. Iron Fuel & Lumber
 3. Commercial Building

- 4. First State Bank
- 5. Mt. Iron Village Hall & Power Plant
- 6. Former Anderson Chevrolet
- 7. Mt. Iron Mine
- 8. Bridge 7759

- Preserve the existing historic district pocket park and enhance it with a gazebo and other street furniture/fixtures.
- Develop a local historic preservation program that encompasses landmark designation, educational awareness, promotional activities, and restoration and rehabilitation activities.
- Develop a museum to preserve and raise awareness about the diverse ethnic heritage of the town.
- Support/develop a historic and economic development showpiece in the historic town center, such as a restaurant, inn, or a shop that honors the past and will attract tourists.
- Create/support educational and promotional information about the community's history, such as videos and the like to honor the past.

4. It is the policy of the City of Mountain Iron to promote the use of historic structures, and the "historic district" area for the education, pleasure and welfare of the community.

Strategies

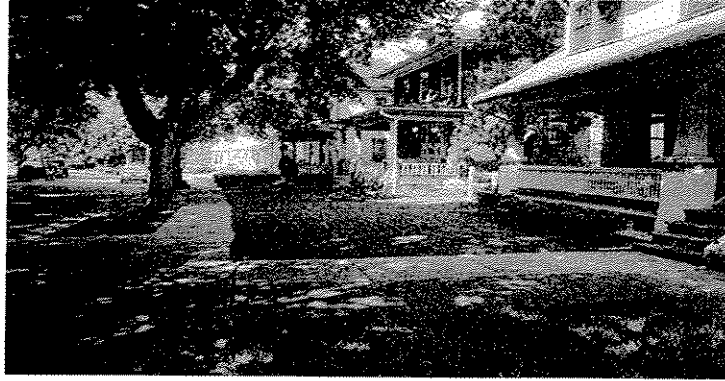
- Promote the restoration and preservation of historic structures and develop a tour program for these structures.
- Designate the existing older town core as an "historic district". Use signage and other visual means to promote this idea.
- Identify the significant landmarks in the historic district with signage and or other visual markers.
- Promote the public and shared usage of these buildings by community organizations, educational groups for community functions or activities.
- Establish a local museum documenting and promoting the diverse ethnic and mining history of the community.

5. It is the policy of the City of Mountain Iron to preserve and promote its small town identity and "Mayberry" community feeling.

Strategies

- Develop design standards for existing and new neighborhoods that are pedestrian friendly, compatible with the existing neighborhood context and which promote a sense of community. Specifically, these standards would promote the following:
 - architectural character that respects the neighborhood context;
 - compact and pedestrian friendly developments;
 - a range of housing types;
 - support of public transit

- schools within walking and bicycling distance for most children
- park and open space opportunities
- compatible and convenient activity centers such as, commercial, civic and institutional centers.
- well-defined streets and public spaces by way of landscaping, & signage.



- Require at least 10-ft wide sidewalks in the new town center and improve them with street furniture and trees.
- Preserve and rehabilitate the historic core as the historic district.
- Avoid additional commercial strip and ‘suburban’ looking shopping areas; concentrate new commercial development in the new town center or in the historic district.
- Promote and guide community commercial growth at the new signalized intersection proposed at Highway 169 and Mountain Iron Drive.

6. It is the policy of the City of Mountain Iron to maintain its existing, unique mix of land uses that shape its small town, rural character and identity: mining, farming, agricultural, rural and sewer residential, historic, industrial, commercial and natural open spaces.

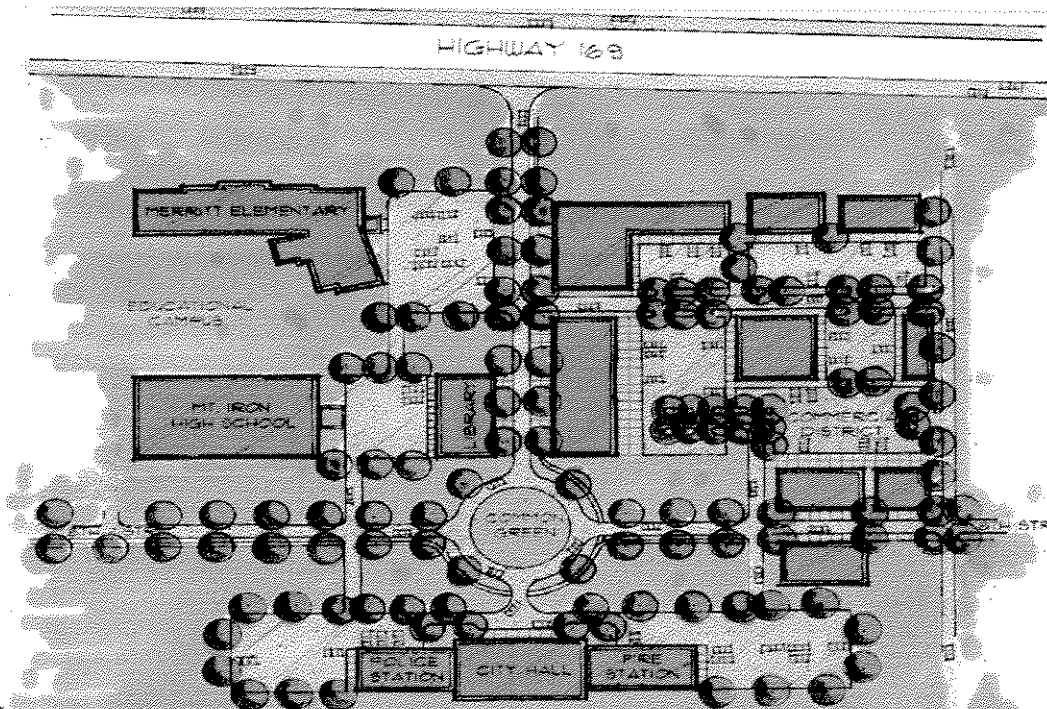
Strategies

- Maintain the existing mix of land uses at their existing locations but allow some expansion of land uses into the existing undeveloped areas according to the future land use plan.
- Maintain distinct broad land use districts with clear separation of uses for:
 - Residential
 - Commercial
 - Business park
 - Industrial land uses
- In the new town center, however, allow for traditional urban development, which permits a mix of uses, for example, retail on the first floor and residential or office uses on the second floor.
- Create definable centers and entrances to each land use district and neighborhood.

These centers would include the following:

- Neighborhood parks
 - The new town center
 - The town square
 - The Historic District
 - The Business Parks
- Provide linkages between land use districts, neighborhoods, the new town center and the historic district through sidewalks, trails, and a street pattern that radiates from the center of each district.
 - Create distinctive edges between districts such as the following; 1) a visual edge with a clear break between the rural and urban land uses; 2) streetscape plans which clearly indicate the new town center and the historic district.
 - Expand commercial opportunities along the southside of Highway 169 and along both sides of Eighth St. to support the new town center.
 - Expand industrial park opportunities in the newly designated industrial park locations north of Hwy169 and west of County Road 102.
 - Maintain the mining area at its present location.
7. **It is the policy of the City of Mountain Iron to provide for a new town center modeled on a traditional town, with characteristics, such as, a “Mainstreet”, a civic and community center complex, community commercial uses, open space and a pedestrian orientation. This new town will expand upon the existing growth area in the eastern section of the city, focused along Mountain Iron Drive (adjacent to the Community Center and City Hall).**

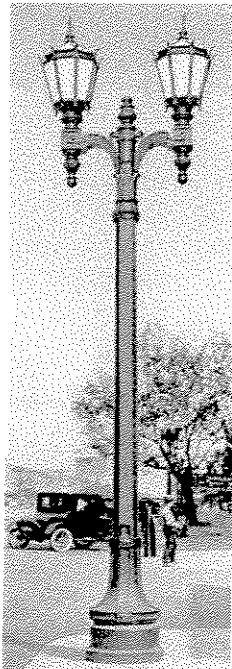
New Town Center Development Concept Plan



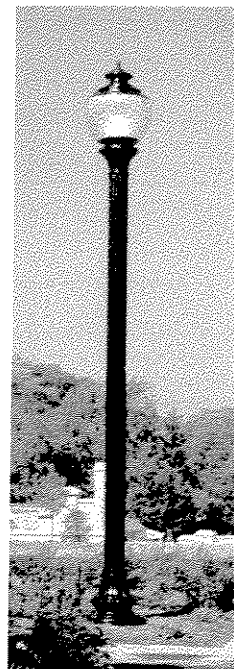
Strategies

- Develop a new town center at Merrit Elementary School Road and Eighth Street Mountain Iron Drive based on small town character design. This town center should have a “mainstreet” small town character that consists of the following elements:
 - Architecture that respects the neighborhood context
 - Human scale lighting
 - Buildings built out to the sidewalk
 - Wide sidewalks(10 ft. for pedestrians)
 - Parking lots to the side and rear of buildings, not in front
 - Parking lots screened from the street
 - Windows facing the sidewalk
 - Coordinated and well-designed signage and banners if desired
 - A central town square with fountains, a gazebo, ample landscaping and gardens that are used as a community-gathering place and for special events.

- Develop a streetscape plan consisting of a coordinated design theme with specific guidelines that address the following elements:
 1. sidewalks- require (at least 10 ft. wide) with tree and street furniture improvements
 2. a uniform landscaping plan
 3. a street lighting plan-determine an appropriate, image-enhancing street light design for the new town center. Choose a similar complementary style for the historic business district. Determine appropriate locations too. Examples of potential street light designs are shown below:



Historic Design



New Town Center

4. signage and graphics-develop a coordinated plan for entrances, edges, and district
5. public spaces-open spaces and parks
6. building scale and architectural quality
7. parking location-parking should be located in the rear or to the side of buildings.



A New Urban Town Center

- Create an educational campus that includes the existing Merritt Elementary School and provides accommodation for a future middle school facility. Also introduce other civic and community functions into this area.
 - Permit a mix of pedestrian oriented commercial activities and residential opportunities.
8. **It is the policy of the City of Mountain Iron to plan specific areas of the city primarily for residential land uses.**

Strategies

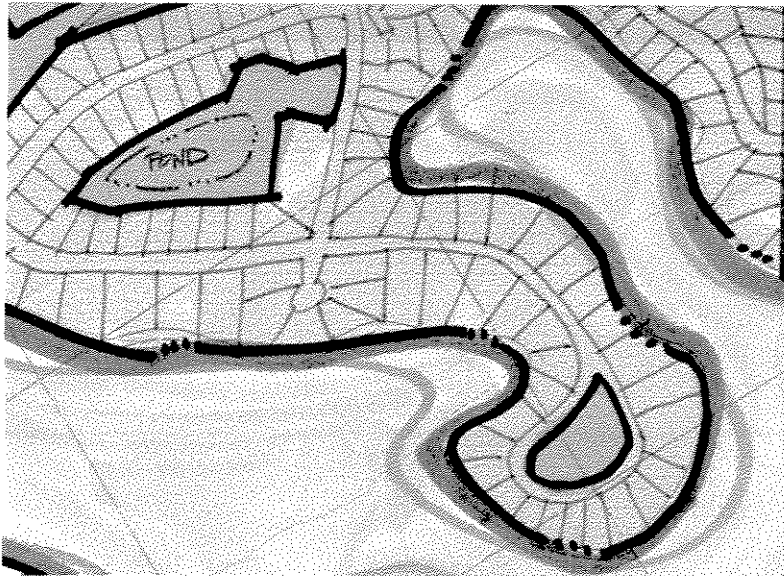
- Provide for three categories of residential uses: sewerred residential, unsewerred residential and rural residential uses. The sewerred residential uses will be located in the greater old town area and in the new town center. Rural residential uses will be located south of the new town center and south of Highway 169.
 - Provide for new “small town character” residential development adjacent to the new town center.
 - A total of 2750 residential acres is planned by the year 2019. These uses will be planned according to the living area designations and the future land use plan.
9. **It is the policy of the City of Mountain Iron to establish residential living area categories that relate to density. The Living Area categories and density levels are as follows:**

<u>Living Area</u>	<u>Dwelling Unit Per Acre</u>
Single Family	
Urban-nonsewered	1 unit/2.5 acres
Sewered Residential	3.3 units/acre
Rural Residential	1 unit/5 acres
Multi-Family	8 units/acre

10. **It is the policy of the City of Mountain Iron to plan new neighborhoods and to enhance existing neighborhoods.**

Strategies for new neighborhoods

- Develop new neighborhood design standards which require the following:
 - A neighborhood park/open space as a focal point
 - Residential design standards that respect the natural surroundings and keep focus on the neighborhood center.
 - 75 to 80 foot lot frontages
 - 9,000 sq. ft. minimum lot areas
 - Through traffic eliminated by traffic calming methods and subdivision design
 - Maintain local streets with a sixty-six foot right-of-way
 - 20 feet between buildings
 - 3 stories or 35 feet as the maximum building height.
 - Sidewalks on one side of local streets in accordance with current city policy.
 - Tree-lined streets.



Future neighborhood

Strategies for existing neighborhoods

- Enhance the public center of the neighborhood, i.e. a park or school
- Create an urban forest program for tree replacement

- Provide for increased street lighting
- Promote traffic calming in residential areas to reduce speeds to 20 miles per hour
- Maintain the existing density levels for the existing neighborhoods
- Promote compatible infill housing development
- Promote neighborhood commercial centers that are pedestrian oriented and cater to everyday needs: drugstore, grocery, bookstore, hardware, personal services and cafes.



- These neighborhood commercial centers should be pedestrian oriented and include the following design guidelines:
 - Architecture that respects the neighborhood context;
 - Human scale lighting;
 - Buildings built out to the sidewalk;
 - Wide sidewalks (10 ft. for pedestrians);
 - Parking lots to the side and rear of buildings, not in front;
 - Parking lots screened from the street;
 - Windows to the sidewalk;
 - Compatible signage.
- 11. It is the policy of Mountain Iron to attract families by providing educational, employment and business opportunities that give residents convenient access to employment and shopping opportunities.**

Strategies

- Within the new town center, create opportunities for mixed uses that combine residential, commercial and educational activities.
 - Concentrate new commercial opportunities within and adjacent to the new town center and in the historic district to attract the tourist business.
 - Provide access to public transportation at major employment centers.
- 12. It is the policy of Mountain Iron to diversify the business community and expand business opportunities and provide for a total of 280 acres of commercial land use by the year 2019.**

Strategies

- Expand the existing commercial uses along both sides of Highway 169 to diversify and expand business and commercial opportunities for community residents. These commercial uses would be designed as auto-oriented uses (instead of pedestrian oriented) and would be regional and community serving.
- Provide for neighborhood commercial development in the new neighborhoods that supports and complements the existing and proposed traditional neighborhood qualities.
- Provide for neighborhood and community serving commercial uses, both retail and office in the new town center.

- 13. It is the policy of the City of Mountain Iron to provide 297 more acres of industrial park uses in the eastern section of the city.**

Strategies

- Maintain and expand the existing light industrial uses along Highway 169 in order to accommodate nearly 300 more acres of light industrial, hi-tech uses at this location.
- Create a business park-zoning district that provides for a combination of office and light industrial uses with high quality development and design standards in a campus-like setting.
- Maintain the existing transportation buffer between light industrial and residential uses and provide additional natural buffers where necessary.

- 14. It is the policy of the City of Mountain Iron to protect and preserve the natural environment while enhancing the residential quality of life in the community, by avoiding high value wetlands, steep slopes, floodplains, lakes, woodlands and other environmentally sensitive areas. The City considers these natural elements as amenities to be preserved, whenever possible.**

Strategies

- Provide development incentives, such as density bonuses; to residential developers in order to encourage the development of clustered housing and the conservation of open spaces and prominent natural features.
- Allow for the development of one golf course at an appropriate location.
- Designate certain areas of the city's natural assets-its wetlands, bluffs, steep slopes, lake, woodlands- as environmentally sensitive areas to be preserved.
- Preserve and protect these areas by permitting conservation uses, such as, a sensitively designed multi-user trail system, passive open spaces, greenways and pocket parks.

- 15. It is the policy of the City of Mountain Iron to maintain its existing community parks, its campgrounds and to provide for new neighborhood parks.**

Strategies

- Maintain and enhance the existing city parks, and the West Two Rivers campground.

- Provide additional recreational opportunities by requiring additional neighborhood parks in new residential developments and for a large complex that it be served by the trail system.
- Provide for a natural community preserve of open spaces, natural features and a multi-user trail network that connects to the regional multi-user Mesabi trail system.

16. It is the policy of the City of Mountain Iron to maintain its existing rural residential and urban residential sewerred and non-sewerred areas.

Strategies

- To expand the urban residential sewerred areas adjacent to the new proposed town center.



- Maintain and expand the urban residential sewerred and non-sewerred areas north of Highway 169 and west of Haenke Road to the city's western border.

17. It is the policy of the City of Mountain Iron to plan for additional sewerred single family residential development adjacent to the new town center along Mountain Iron Drive and around the developable lakes in the southwestern section of the city.

Strategies

- Develop a new town center that combines commercial, educational and residential uses and accommodates growth in a sustainable and well-planned manner. Provide for "traditional" small town residential development in this area that is compatible with the new town center.
- Provide for higher end housing opportunities along the Mashkenode and Manganika Lakes.

18. It is the policy of the City of Mountain Iron to maintain and preserve all land north of the mining reserve line as the mining reserve area.

Strategies

- Maintain the existing mining reserve line to preserve this historic and predominant land use while protecting the adjacent residential community.

Housing Policies

1. **It is the policy of the City of Mountain Iron to include a variety of housing types and housing values to accommodate 4,500 people of all income levels and stages in the life cycle.**

Strategies

- Promote the preservation and rehabilitation of the existing housing supply.
- Promote subdivision designs that provide for a variety of housing options: condominiums, townhomes, single-family homes, some apartments, retirement communities and group homes that accommodate a diversity of residents.
- Facilitate new affordable and life cycle housing developments.
- Provide for higher income housing opportunities adjacent to Mashkenode and Mangnika Lakes.

2. **It is the policy of the City of Mountain Iron to provide additional single-family and multi-family housing units especially in the eastern section of the city adjacent to Highway 169.**

Strategies

- Plan for an additional 215 acres of single uses in the areas adjacent to the new town center to the south and east.
- Provide for an additional 50 acres of multi-family uses along the north side of Highway 169, adjacent to the historic district and adjacent to highway 109.
- Promote traditional neighborhood design standards in the new sewer residential developments to provide for a variety of housing types accommodating all ages, income levels, and the anticipated future declining household size.
- Promote residential developments that support the small town character of Mountain Iron and promote pedestrian friendly characteristics.
- Approve proposals for private housing developments that are consistent with residential living area density levels.

3. **It is the policy of the City of Mountain Iron to provide for retirement housing.**

Strategies

- Provide high quality, senior-housing opportunities adjacent to the new town center, services and in other new traditional neighborhoods.
- Encourage retirement housing to be built in a campus-like setting with amenities such as, ample landscaping, open and or recreational space/walkways, community rooms and recreation areas.

4. **It is the policy of the City Of Mountain Iron to maintain the housing stock at a high level of quality.**

Strategies

- Require high quality building design and materials, the conservation of natural features and open spaces and adequate landscaping when approving new subdivisions.
- Require the compatibility of infill developments with the surrounding residential context.



- Use federal, state and local funds for housing rehabilitation loans and grants for lower income and owner households in need of repair.

5. It is the policy of the City of Mountain Iron to require housing maintenance and rehabilitation to preserve its older housing supply.

Strategies

- Require a home inspection report for the buyer prior to every home sale or rental. (Truth-in-Housing law).
- Propose a housing code enforcement program.
- Use federal, state and local funds for housing rehabilitation loans and grants for lower-income renter and owner households in need of repair, especially those located in the historic district.
- Work with a local lender to provide state rehabilitation loan funds.
- Establish annual neighborhood and park clean-up programs and additional volunteer programs to help seniors with yard cleanup and home repairs.

6. It is the policy of the City of Mountain Iron to provide housing linkages to employment centers.

Strategies

- Improve pedestrian, trail and vehicular linkages between new housing developments, infill developments, the new town center and the historic district and new business parks.
- Provide for neighborhood commercial centers in tandem with new residential developments.

- Plan for housing for all ages and income levels that is close to the services and amenities of the new town center.
- Provide bike trails and sidewalks in the new traditional neighborhood residential developments and in the historic district to connect residents/workers with the region wide multi-user Mesabi trail system.
- Provide for multi-family developments near transportation corridors.

Transportation Policies

Roadway Policies

1. It is the policy of the City of Mountain Iron to construct all roadways within the City to design standards consistent with their designated functional classification; i.e., principal arterial, major and minor arterial, collector, and local road. It is the policy of the City of Mountain Iron to classify the transportation system as follows:

Name	Classification	ROW/Street widths
169, 53	Principal Arterials	400ft. 37ft. (each direction)
County Road 7, 102, Old 169,	Major Collectors	66ft., 28-44 ft.
County Roads 102, 955 and 62	Minor Collectors	66 ft. 28 ft. rural
Other city roads	Local Roads	66 ft. 32 ft.

The following street standards will be used in Mountain Iron:

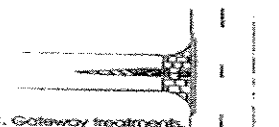
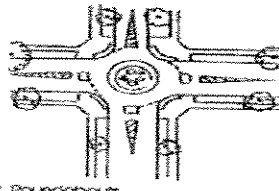
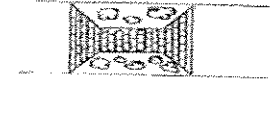
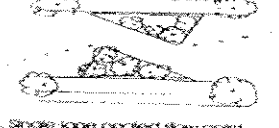
Functional Classification	R.O.W Width	Pavement	Sidewalk	Boulevard	Parking	Curb & Gutter
Minor Arterial Street						
Rural 2 lane	66 ft. minimum	2-12ft. Lanes with 4ft. shoulders	One side	Not Applicable	No	No
Collector Street						
Urban (commercial/mixed use) 2 lanes with parallel parking	66ft. minimum, 32 ft. bc/bc	2-12ft. lanes, with 4ft. parking lanes	Both sides 5 ft.	5ft. minimum	Optional /or both sides	Yes
Urban Residential, 2 lane, both sides parking	66ft. minimum	2-10 ft. lanes, with 4 ft. parking lanes	Both sides 4ft.	4ft. minimum	Both sides	Yes
Rural 2 lane	66ft. minimum	2-12 ft. lanes, with 4ft.	No	Not Applicable	No	No

Local Streets						
New Urban, both sides parking	66 ft. minimum	2-12 ft. Minimum lanes, with two 9ft. parking lanes	One side 5ft.	4ft. minimum	Both sides	Yes
Existing Urban	66 ft minimum	2-12 ft. with parking both sides	Replace existing	4 ft minimum	One side	Yes
Rural, 2 lane	66 ft. minimum	2-12ft. lanes	One side 5 ft.	Not Applicable	No	No

2. **It is the policy of the City of Mountain Iron to channel major traffic volumes onto arterials and collectors and discourage large traffic volumes from passing through residential areas.**

Strategies

- Incorporate design alternatives for traditional neighborhood to include speed tables at intersections, continuous sidewalks, street furnishings and alternative road surface textures to reinforce the value of pedestrian safety access.
- Reduce speeds on local streets.
- Provide for traffic calming measures particularly in new neighborhoods, as outlined below. *See figure on next page.*

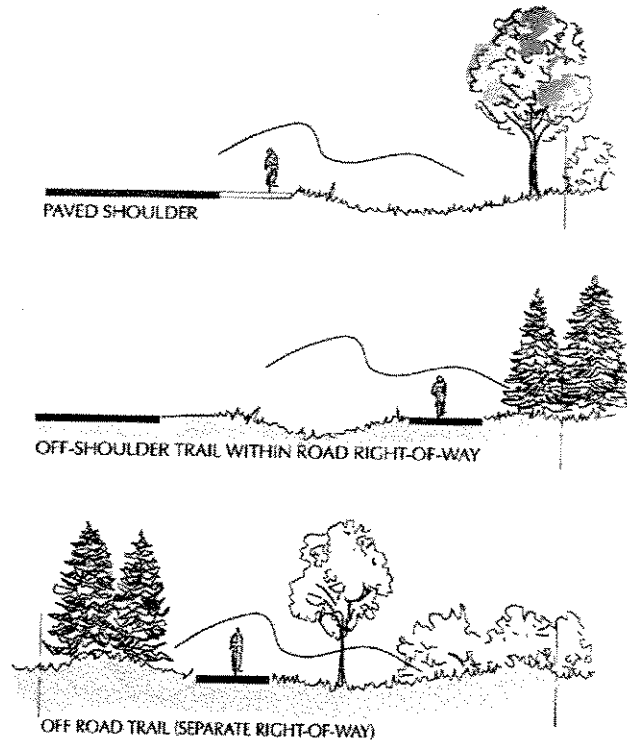
DEVICE	ADVANTAGES	DISADVANTAGES
 <p>1. Gateway treatments.</p>	<p>Positive indication of a change in environment from arterial road to a residential street.</p> <p>Reduces entry speeds.</p> <p>Reduces pedestrian crossing distance.</p> <p>On very wide streets provides space for landscaping in the median.</p>	<p>Low speed of turning vehicles may restrict arterial road flow.</p>
 <p>2. Roundabouts</p>	<p>Reduces crashes by 50 to 90 percent when compared to 2-way, 4-way stop signs and traffic signals by reducing the number of conflict points of intersections.</p> <p>Reduces vehicle speeds.</p> <p>Provides space for landscaping.</p> <p>Cheaper to maintain than traffic signals.</p> <p>Effective at multi-leg intersections.</p> <p>Provides equal access to intersections for all drivers.</p> <p>Provides a good environment for cyclists.</p>	<p>May be restrictive for larger vehicles if designed at too low a speed.</p> <p>Providing a mountable apron reduces this limitation.</p> <p>May require additional lighting if left turns by large vehicles are to be accommodated then right-of-way may have to be purchased.</p>
 <p>3. Single-lane slow point.</p>	<p>Reduces vehicle speed.</p> <p>More effective when used in a series.</p> <p>Imposes minimal inconvenience to local traffic.</p> <p>Pedestrians have a reduced crossing distance and so have a safe crossing.</p> <p>Provides space for landscaping.</p> <p>Provides a visual obstruction.</p>	<p>Landscaping needs to be controlled to ensure visibility is reduced.</p> <p>Contrary to driver expectation of unobstructed flow.</p> <p>Can be hazardous for drivers and cyclists if not designed and maintained properly.</p> <p>Confrontation between opposing drives arriving simultaneously could create problems.</p>
 <p>4. Single-lane angled slow point.</p>	<p>As for (3).</p>	<p>As for (3).</p>

Traffic Calming measures

3. It is the policy of the City of Mountain Iron to maintain the continuity of neighborhood streets and provide for inter-connections between adjacent developments.

Strategies

- Promote the development of traditional, compact and pedestrian friendly neighborhood developments
- Require sidewalks of both sides of Mountain Iron Drive and along the other new local streets planned in the new proposed "new urban" town center.
- Require sidewalks to be constructed on at least one side of other local roads.
- Connect residential and commercial area with bicycle lanes or paths, whether incorporated within existing road-right-of-ways or on dedicated bicycle and pedestrian easements.



Design guidelines for Bike Trails

Trail Design Standards

<u>Design</u>	<u>Dimensions</u>
Paved shoulder (one-way)	6 ft. minimum
Off-shoulder trail In Right-of-Way	12 ft. minimum (two-way)
Off Road Trail Separate R.O.W. (Railroad R.O.W).	40 Ft.

- Provide for multi-user trail connections-i.e.greenways, between the residential areas, the historic business district, the new town center, the business parks and the Mesabi multi-use trail system.



Greenways

4. **It is the policy of the City of Mountain Iron to establish a new intersection near the Community Center at Highway 169.**

Strategies

- Install a new signal at this intersection, as this intersection will serve as the major access point for the new town center. It will orient and direct traffic to the location of the town center and its various educational and civic functions. It will also provide new traditional residential developments proposed for south of the town center with convenient access.
- This new signal will also emphasize safety and accessibility and the integration of activities.

5. **It is the policy of Mountain Iron to promote and establish a cooperative dial-a ride program for its residents in order to increase their mobility and available transportation options.**

Strategies

- Work with the Minnesota Department of Transportation to permanently establish a dial-a-ride for senior residents.
- Work with other transportation companies to develop a regional system of public transportation for all residents.

6. **It is the policy of the City of Mountain Iron to vacate some unnecessary roads.**

Strategies

- Vacate the roads in the four-block area immediately south of old Highway 169 and along both sides of County Road 109 that are unnecessary for the development of the city. (See the Street and Public Facilities Plan). Use the transportation system to provide a multiple selection of transportation choices.

7. **It is the policy of the City of Mountain Iron to ensure safe, efficient traffic movement on roadways in the City.**

Strategies

- Provide safety features on all roads and enforce speed limits.
- Promote cooperative transportation and public safety planning for the city's transportation system.
- Develop the following guidelines for Rural Road Access:

Rural Access Spacing Guidelines

(Rural Conditions as defined by Met Council Blueprint)

Facilities Requesting Access to County Roadways	Type of Access	Access Spacing Criteria on County Roadway		
		Minor Arterial Roadways Undivided		Collector Streets
		Greater Than 7,500 ADT *	Less Than 7,500 ADT *	
Non-Public - Low Volume (< 1,000 ADT) • Residential Driveways • Low Trip Generating Commercial	Full Movement Access	1/4 Mile (1,320 ft)	1/8 Mile (660 ft)	1/8 Mile (660 ft)
Local Public Streets • Local Residential Streets • Local Minor Collector Streets	Full Movement Access	1/4 Mile (1,320 ft)	1/4 Mile (1,320 ft)	1/8 Mile (660 ft)
Non-Public - High Volume (> 1,000 ADT) • Shopping Center entrances • Large Apt. Complexes • Large Industries, Industrial Park Entrances	Full Movement Access	1/4 Mile (1,320 ft)	1/4 Mile (1,320 ft)	1/8 Mile (660 ft)
Arterial and Major Collector Roadways • Principal Arterials (state highways) • Minor Arterials and Major Collector Roads	Full Movement Access	1/2 Mile (2,640 ft)	1/4 Mile (1,320 ft)	1/4 Mile (1,320 ft)

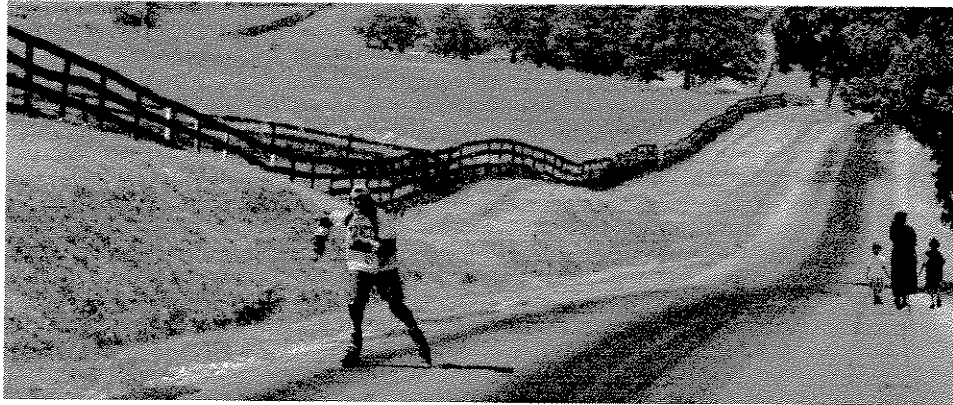
- Notes: 1) Measurements for spacing are taken to next access (driveway or street) on the same roadway side for divided minor arterials
 2) Measurements for spacing are taken to next access on either side of road for undivided minor arterials
 3) Chart assumes all rural County roadways are undivided
 4) Other criteria are also reviewed such as sight distance, speeds, traffic volumes and other elements (vehicle types, land use activity, etc.)
 5) Variances to these guidelines considered under hardship conditions

Bicycles and Pedestrian Plan

- 1. It is the policy of the City of Mountain Iron to extend the Mesabi Trail system through the city, the historic district and along old Highway 169.**

Strategies

- Extend the Mesabi Trail through the city from its existing trail end westerly along old Highway 169 to the western city border.
- Create a uniquely designed trailhead in old town to attract people and tourists to this district.



- Provide bike connections from the Mesabi Trail to the New Town Center along County Road 102 and to the Old Town Historic District also along County Road 102 or another appropriate north south connection.

Public Facilities Policies

Park Policies

1. **It is the policy of the City of Mountain Iron to strive to ensure that each neighborhood has sufficient park and recreation facilities to provide families with recreational opportunities; such as a golf course.**

Strategies

- Require dedication of open/ park space with all new residential subdivisions.
- Adopt the following guidelines for new neighborhood or community parks.
- Work with the Local School district to construct new facilities in order to avoid duplication.

Type	Service Area	Acres
Neighborhood Park	½ to 1/4 mile radius	5 to 10
Community Athletic Field	city-wide	20
Community Park	city-wide	25+

Suggested Activities and Facilities

Neighborhood Park

Intense recreational activities; crafts facilities, playground equipment, picnic areas. Park may also include ornamental or natural areas for passive recreation.

Community Athletic field

Field games and court games; baseball and softball diamonds, tennis courts, soccer and football fields, ice skating rinks, and lighting.

Community Park

May include a variety of activities ranging from intense recreation areas, athletic complexes, or natural areas for walking and viewing. The result could be any combination of the above elements, depending on park size.

- Increase public and private support for the park system.
- Increase voluntary labor in park improvements, landscaping efforts and recreation programs.

- Apply for participation to MnDot's roadway landscape beautification program to enhance city entrances.
- Increase public awareness of the benefits resulting from park and recreation system improvements.
- Increase corporate and private financial donations for the park and recreation system improvements.
- Encourage land dedication or payment by residential developers for improvement of and for additional parkland.

2. It is the policy of the City of Mountain Iron to improve and enhance existing parks, and the West Two Rivers campground.

Strategies

- Improve and enhance the existing historic district and adjacent area parks.
- Annually review condition of park equipment
- Annually prioritize needed park improvements
- Involve use groups in assessment of equipment and fund raising
- Include needed improvements in Capitol Improvement Plan
- Add facilities and shelters as required
- Promote facility sharing agreements whenever possible

3. It is the policy of the City of Mountain Iron to improve park facilities' accessibility for handicapped persons.

Strategies

- Research state-of-the art trends in providing park facilities that are accessible to persons with disabilities.
- Develop programs and activities that meet the needs of the disabled community in Mountain Iron

Public Safety Plan

1. It is the policy of the City of Mountain Iron to maintain a necessary fire station.

Strategies

- Maintain high quality service at the existing fire facility in order to provide adequate service for new and existing development.
- Locate the fire station in the new town center as part of the civic center plaza.
- Reserve acres of land for this facility.

2. It is the policy of the City of Mountain Iron to provide adequate space for public safety facilities.

Strategies

- Provide adequate space for the relocation of both the existing fire and police station into the new civic and community center complex.
- Generally speaking, plan for at least four acres for a new emergency services center. Although the size needed is ultimately dependent on the mission and contracts of the center

Sewer and Water Plan

1. **It is the policy of the City of Mountain Iron to extend and upgrade its sanitary sewer collection system in a manner consistent with the growth plan of the city.**

Strategies

- Maintain sanitary sewer system to Minnesota Pollution Control Agency standards.
- Extend the sewer main in an orderly manner, as development occurs, to be consistent with the future land use plan recommendations.
- Develop subdivision standards in accordance with the growth plan of the city for the location of new sewer and water lines.

2. **It is the policy of the City of Mountain Iron to provide a sanitary sewer collection system only within the City Boundary.**

Strategies

- Provide collections and treatment infrastructure improvements and upgrades accommodating seven year design events, and addressing National Pollution Discharge elimination System (NPDES) permitting and U.S. Environmental Protection Agency (EPA) guidelines. As development occurs, extend and upgrade the sanitary sewer collection system to support future land use recommendations within the city boundary.

3. **It is the policy of the City of Mountain Iron to fulfill Minnesota Statutes Section 473.859 Subd. 3, which require cities with municipal water supply system to develop a water supply and emergency and conservation plan.**

Strategies

- Maintain water quality at state standards.
- Extend and upgrade water system in a staged manner consistent with the growth plan of the city.

4. **It is the policy of the City of Mountain Iron to gain oversight and control of all water and electric utilities located within the corporate limits.**

Strategies

- Conduct a feasibility study to determine the cost of assuming jurisdiction and obtaining water and electric facilities from the ownership jurisdiction for the easterly section of the city.

School Policies

- 1. It is the policy of the City of Mountain Iron to protect the location of existing and future school sites.**

Strategies

- Maintain the location of the existing Merritt Elementary School, which will serve as a strong community anchor for the new town center.
 - Reserve 20 acres in the new town center for a potential new regional school.
- 2. It is the policy of the City of Mountain Iron to designate and protect for a future location for a new high school within the new town center.**

Strategies

- Plan and coordinate with the School Board plans for the location of a new regional school in the new town center to complement the existing Merritt Elementary School and to create a civic and community center complex.
 - Plan for the creation of an educational campus that combines Merrit Elementary School with any other future regional educational facilities.
- 3. It is the policy of the City of Mountain Iron to create a campus-like settings for its schools.**

Strategies

- Develop any new schools and/or educational facilities into an attractive campus-like setting in the new town center area using the natural environment to enhance and guide the development setting.
- Educational facility parking lots should be screened with landscaping.
- The architecture should be of high quality and each building should be compatible or complementary with the other in terms of style, materials and building mass.

Library Plan

- 1. It is the policy of the City of Mountain Iron to preserve and enhance its historic Carnegie Library.**

Strategies

- Designate the Carnegie library as a local landmark and develop a tour program.
- Preserve and enhance the existing Carnegie library structure with additional landscaping and any needed rehabilitation work.
- Upgrade the existing Carnegie Library Building to comply with the American Disabilities Act (ADA) requirements.

- Maintain the existing Carnegie Library structure as a prominent community asset that re-inforces the historic character of the old town.
- Expand the existing educational services to meet the changing demands of society.
- Maintain the existing library use in the Carnegie Library Building or relocate the library usage, while maintaining the building, to another appropriate building/site in the new town center.

2. It is the policy of the City of Mountain Iron to provide land for a future library.

Strategies

- Plan for a new library in the next twenty years in the new town center as part of the civic and community center complex.

Natural Resources

1. **It is the policy of the City of Mountain Iron to manage the city's unique land and water resources, to preserve and enhance those resources and thus raise the city's quality of life.**

Strategies

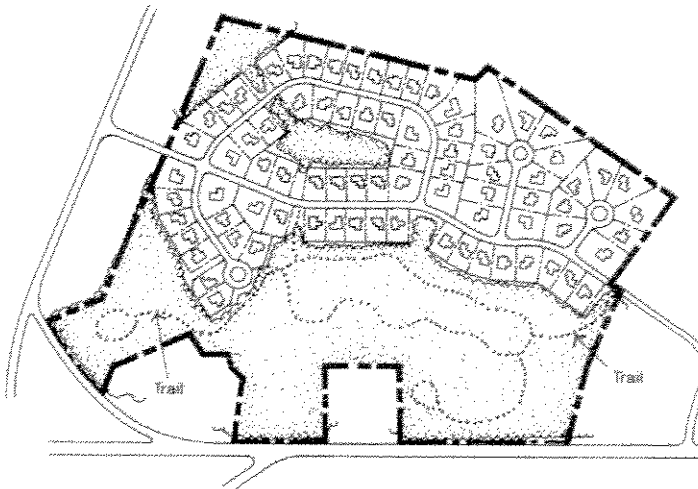
- Require conservation and sensitivity to the land's natural features in all new residential, commercial and office park developments.
 - Protect and maintain the designated wooded areas, wetlands, lakes, reservoirs and steep slopes throughout the city.
 - Protect and enhance the existing campground.
 - Develop new parks or recreational areas in new neighborhoods and in the new town center.
2. **It is the policy of the City of Mountain Iron to protect and preserve the natural environment by avoiding protected wetlands, steep slopes, the lakes, reservoirs, and wooded areas. The city considers these natural elements as amenities to be preserved whenever practical.**

Strategies

- Designate the city's natural assets, its wetlands, bluffs, steep slopes, the lakes and reservoirs as environmentally sensitive areas.
- Preserve and protect these areas through conservation subdivision design, which encourages the permanent protection of open space. See diagram below.

Garnet Oaks
Faulk Road, Bethel Township, Delaware County
Developer: Rearden Homes, Ambler
Development Period: 1993-94

Just over half of this 58-acre site has been conserved as permanent privately-owned open space through the simple expedient of reducing lot sizes to the 10,000-12,000 sq. ft. range (approximately 1/4 acre). The developer reports that these lot sizes did not hinder sales because about two-thirds of the lots directly abut the densely wooded open space, which gives them the feel and privacy of larger lots. In fact, the evidence indicates that the open space definitely enhanced sales in two ways: increased absorption rates and higher prices.



SOURCE: "GROWING GREENER," NATL. LANDS TRUST

- Designate an additional 130 acres of parkland by the year 2019.

3. It is the policy of the City of Mountain Iron to promote growth and attract families and in so doing, create new neighborhood parks in the proposed new neighborhoods in the east and southeast.

Strategies

- Require new park and/or open space in all new residential subdivisions.
- Require new neighborhood park and/or open space in the residential and commercial areas of the new town center and establish the city guidelines for parks.
- Provide for a New Town Center Community Green/Town Square with fountains, gardens, and gazebo to be used by all community members for passive and active recreation and for special events.

4 It is the policy of the City of Mountain Iron to preserve its existing mining area as a rich natural resource.

Strategies

- Preserve and promote the mining heritage of the community.
- Incorporate the city's mining story as the focal point of the city's historic preservation program.

5. It is the policy of the City of Mountain Iron to preserve its rural character and conserve open spaces in new housing developments.

Strategies

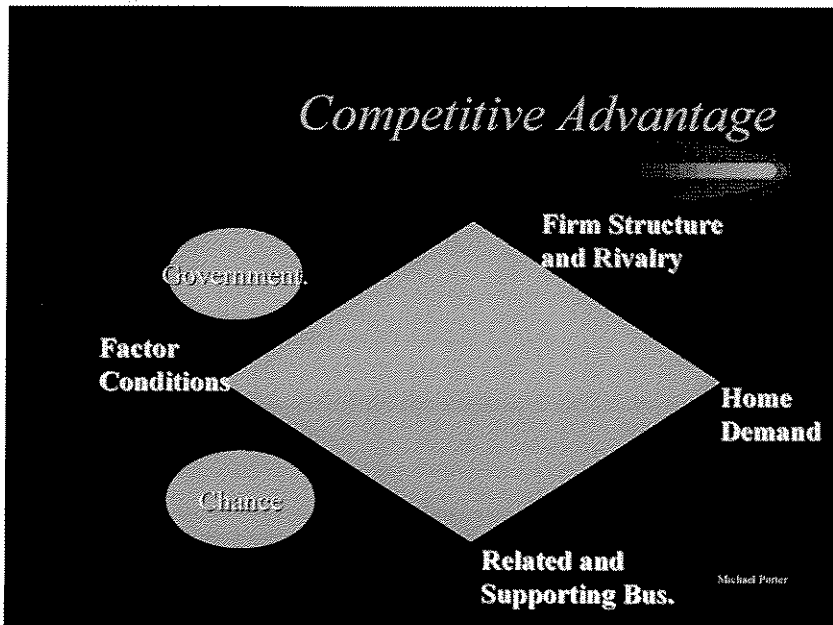
- The City should encourage residential development that clusters the housing while conserving significant natural features and open spaces.
- Designate the south western portion of the city south of the new town center as rural residential. This will permit 1 unit per five acres and it will maintain the rural character.
- Concentrate the sewerred residential uses north of 169, east and south of 169 from the new town center.

Economic Development Overall Market Enhancement Policies and Strategies

Market enhancement strategies specifically address Mountain Iron's needs. Particular attention is paid to creating a proactive, market-driven strategy.

Market driven strategies relate to what is referred to as "competitive advantages."¹ The principle says that for a business to successfully expand, upgrade and innovate there must be a competitive advantage. Businesses that do not innovate and grow will not survive in a competitive environment.

The competitive advantage has four primary dynamic determinants. These are: **factor conditions; home demand; related and supporting businesses; and firm strategy, structure, and rivalry.**



¹ Michael Porter *Competitive Advantage of Nations*, 1990

The determinants are related to each other. For example as labor force becomes more specialized (a factor determinant) the home demand will require innovations to occur. The ability for related and supporting businesses to upgrade will require technologies innovation and technology infrastructure.

Government has a role providing the environment for growth and the infrastructure to allow growth and innovation to occur. This government role includes strong but reasonable standards, which will be provided as part of the strategies.

The following is a brief description of the dynamic competitive determinants:

Factor conditions include specialized labor force, location; special or unique infrastructure including housing and even disadvantages that cause innovation to overcome these disadvantages.

Home demands are customers, suppliers and related businesses who push companies to innovate, upgrade and develop to a higher level. Environmental, building and safety requirements are also considered home demand because it causes business to innovate to achieve the standards. This push to innovate may be in the form of unique niche businesses, which are not reasonably available elsewhere and fostering home demand. It is also local customers - including businesses - demanding a better product and quality product at a reasonable price.

Related and supporting businesses push innovation and cross product fertilization, causing innovation in other businesses. The competition among local suppliers creates a high quality supportive business infrastructure.

Business strategy, structure and rivalry creates positioning and motivation to compete. This factor is generated at the local level rather than internationally or

even nationally. Intense local rivalry among related business spurs innovation. Rarely are areas competitive in a particular business but in related clusters of business. These clusters are linked together through location, customers, suppliers, and other relationships. Given the opportunity a cluster will geographically concentrate.

This element of the Comprehensive Plan will address those strategies that local government can use to improve Mountain Iron's Competitive Advantage. In addressing these strategies there is a need to understand that local government cannot grow an economy. Only business can grow an economy. "Local government can steer the economic development boat but it cannot row; only a business can row the boat". Local government's role to increase competitive advantage is:

- Improve the quality and the availability of the inputs that companies draw upon such as educated specialized labor force, physical and technological infrastructure, and supplemental capital.
- Encourage innovation and upgrading through rules, regulations, and incentives that create investment and bolster other determinants of competitiveness.
- Leverage its investments in skill, research capabilities, and infrastructure to facilitate the process by which local business clusters form and develop. Such investments feed whole clusters of companies and industries. Thinking in terms of clusters rather than businesses encourages companies to work more closely with suppliers and customers while it also leverages local government success.
- Government leaders should challenge both local companies and citizens to raise their sights and to strive for greater opportunity and competitiveness.

Mountain Iron's Competitive Advantage Strategies

The following policies and strategies are organized around the four dynamic determinants described above (Factor conditions, Home Demand, Firm Structure and Rivalry and Related and Supporting Businesses). Using this plan element will help Mountain Iron to become more competitive.

Factor Conditions:

The Policies, which relate to Factor Conditions, are:

- *To create a high tech business park with access to Highway 169.*
- *To require reasonably high development standards in the community's commercial area, Business Park and industrial areas.*
- *To provide the infrastructure for businesses to upgrade and innovate.*
- *To promote year round tourism as another local economic activity and tax base.*
- *To develop and enhance the downtown as a historic mining "old town" using the community's history, ethnic heritage and historically significant landmarks to create a unique tourist attraction and to promote year round tourism.*
- *To enhance the natural tourist aspects of the community by providing regional recreational opportunities, and related accommodations.*

Strategies based on Factor Conditions

1. Reserve mining access.

Although there have been major changes, the most important business in the area is and will continue to be mining. This industry's future like all industries will be dependent on changes and innovation which will create a need for additional harder to obtain taconite. This ore lies deeper and to the south of the existing operations. The Land Use Plan should reserve much of the area north of Highway 169 for future mining. Limiting the use of this land north of Highway 169 and west of the "old town," will reduce the cost of future extraction.

2. Develop a specialized labor force organized around the northeast Minnesota business clusters.

- The labor force must be specialized to the needs of the business clusters growing and innovating in the area.
- A concentrated effort by a coalition of Economic Development Authorities, businesses, the public schools, area colleges, and trade schools can take advantage of the employment situation to develop a specialized labor force. This transformation can be accomplished with traditional models or it can be directed to a European apprenticeship model, which provides income while specialized training is underway.
- The key to creating a specialized labor force is to decide on a cluster of businesses located in the area and direct the training to those clusters.
- It must be understood that a specialized labor force, not just labor, creates a competitive advantage.

Concern has been expressed by some businesses that there will be a shortage of specialized labor in the future. This concern needs to be addressed before the situation deteriorates. Another problem that exists is the level of skills presently identified in the community.

- There is a gap between the skill level required by the highly automated technical cluster and the general skill level of the community. To fill this gap we suggest the following strategies:
 - Work with each identified cluster to identify labor skill needs.
 - Work with the university, area colleges, trade school and public school to identify educational curriculum that meets each cluster's labor skill needs.
 - Develop a community skill level improvements center to work with those under skilled workers who exhibit ability to learn successfully in the educational community. This process is known as "gap skill level enhancement."
 - Provide internships (apprenticeship) in the cluster in partnership with the educational community and gap skill builders.
 - Develop recruitment and mentoring program to recruit and help people with skill building.

3. Provide traditional neighborhood redevelopment program in historic old Mountain Iron

- The older "downtown" area of Mountain Iron offers the opportunity to create a redeveloped enhance traditional neighborhood. The old downtown, the surrounding housing structure and the public services fits the traditional neighborhood development model. This model offers an alternative to suburban type development. It is residential yet it is neighborhood. This will not only offer an alternative living environment but also, if correctly accomplished, offers unique tourist attractions and Bed and Breakfast type lodging accommodations. A redevelopment program which has the following characteristics should be undertaken:
 - Focus on the rich ethnic heritage and the unique public architecture.
 - Focus on pedestrian orientation

- Focus on rehabilitation of the existing housing and commercial buildings.

Renovation of both exterior and interiors of buildings should be encouraged by programs that establish and market clear, uniform standards that encourage quality private improvements.

A checklist of standards should be prepared that emphasizes the historical nature of the old town, with a tourist emphasis, a pedestrian orientation and the mining theme. The checklist should address the appropriate maintenance and renovation of all existing buildings. Historic experts, architects and business owners should be involved in formulating the checklist.

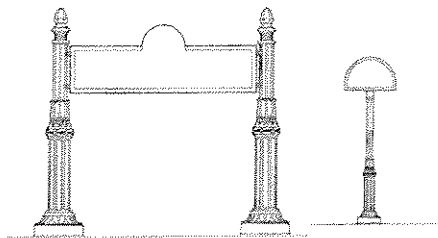
In addition to maintenance and renovation standards, new development design guidelines should be established. The purpose of new development design guidelines is to help business owners in making improvements that are appropriate to the architectural style and the mining theme. This will also lead to a degree of coordination among property improvements.

- Focus on the trail and near by recreation
- Focus on urban design activities, which complement the old town and enrich it. Streetscapes should not detract from or obscure the visibility of the buildings and businesses. All improvements should be consistent with the character of the historic architecture. These design activities should include the following:

Signing and awnings should reflect the character of the old community and also be used to create gathering places, provide shade and be integrated into the downtown fabric.

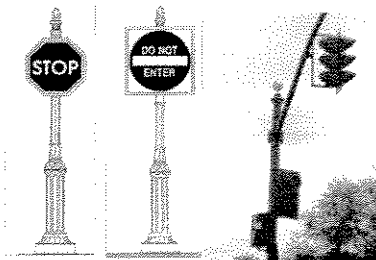


Public signing that fits the historic motif is also important. Public signing should reflect the historic nature of old. Entrance signs should be used to create a sense of arrival and public property identification and memorialization should be used to add interest.



Entrance Signs/Identification Signs

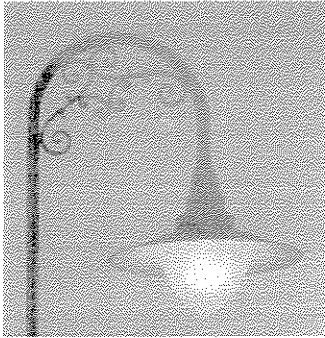
All traffic control signs should also be in an historic motif.



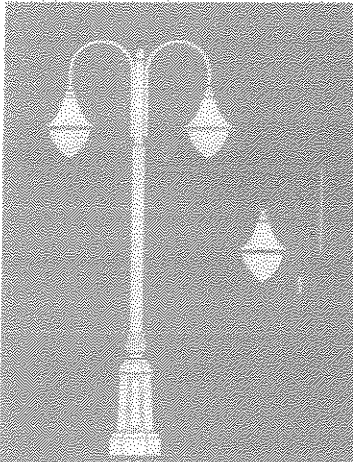
Traffic Control Sign Examples

Lighting

Although there are a variety of light poles available, an historic type pole that complements the architecture would be appropriate. The poles should be decorated to create a festive feeling. The following are examples of building and street lighting:



Street Light Fixture made of steel adds to the iron theme



Street and Building Lighting



Hanging flower baskets add summer and early fall color to the commercial area.

HANGING BASKETS

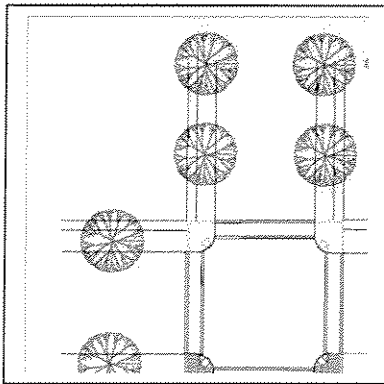


Flags and banners are used to create a festival type atmosphere

FLAGS

Pavement

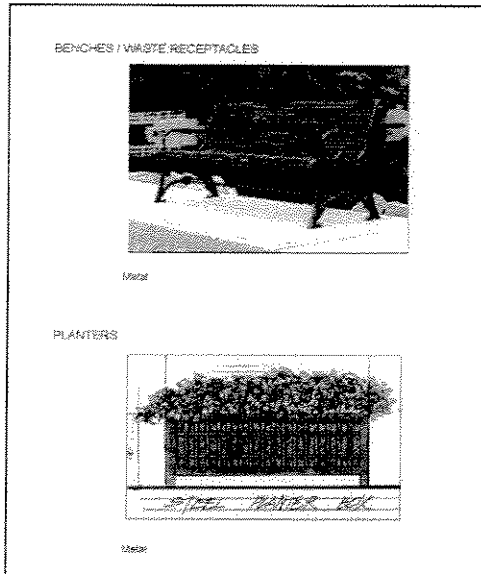
Street treatments, which create identity, should be used. One effective means of doing this is by sidewalk and street pavers or accent pavers at corners and key intersections



The use of street pavers at the intersections and street trees adds identity, color, and shade. Keeping the pavers on the sidewalks reduces maintenance.

Street Furniture

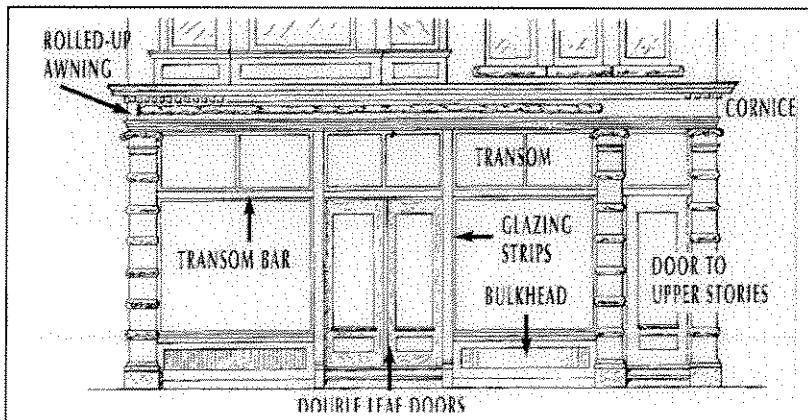
This consists of benches, trash cans, clocks and planter boxes.



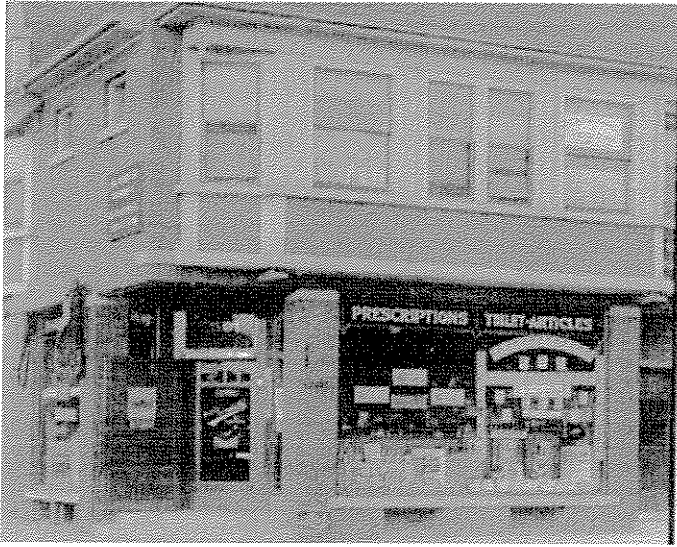
Iron is the most logical theme, which is best depicted in the furniture, signs and streetlight.

Placing the planters against the buildings reduces maintenance.

Store Fronts offer the greatest impact to creating historic old town character. Restoring original character is the goal to this urban design element. Also new buildings should have the same elements.

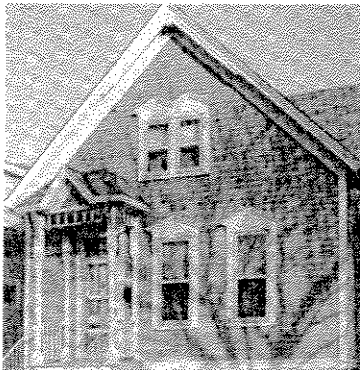


Typical Store Fronts. Historic store fronts have common elements which if preserved and rehabilitated will create an overall old town character

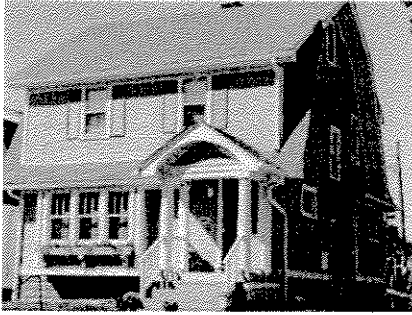


Original brick, and plate glass windows are examples of the historic store front

The commercial old town is one element of creating a unique tourist and living environment. The rich traditional home restored to its original style also adds character to the community. The following are typical home styles found in Mountain Iron and restored to their original character.



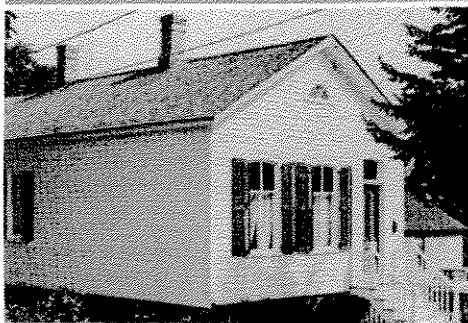
Queen Anne: this style home was one of the most creative and adaptable of the 19th Century homes. It is typified by its bold geometric massing.



Dutch Colonial: This home distinguished for its gambrel roof was popular around the turn of the century



Flats: these unique homes were built mostly by immigrant labor. As families expanded or new relatives arrived the upper floor was finished or a room was added.



Italianate: Cubic form, shallow roof and simple presentation.



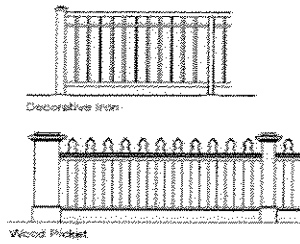
Victorian: The steep roof, porch and high windows are dominant.

Fences and Walls

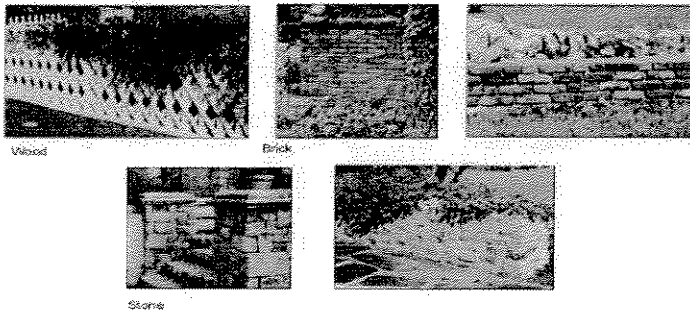
Fences and walls are design significant because they are places to grow vines and flowers. They also create interest and provide a way to separate the private areas from the

more public areas. These elements are generally in the living areas of the old town.

FENCES



WALLS



4. Capitalize on History

Realism and festivals are key to using history as a tourist attraction. The festivals should center on a mining theme and provide entertainment and ethnic food.

5. As historic old Mountain Iron is redeveloped into a

“true mining town” a coordinated effort should be developed to attract entertainment to an old opera house to create special turn of the century experiences unique to northeast Minnesota. A well-organized, goal-oriented historic recreation of an iron town where people can stay overnight, ride to the bottom of the “pit” and feel the life experienced by the miners, will have a far reaching market area if coordinated with other area attractions.

6. Focus on the trail and near by recreation

The inter- regional trail offers a recreational resource to attract tourists to the area. The communities that will benefit from this trail are those that can encourage

tourists to stop and spend money in the community. Mountain Iron's strategy should be to create a trail node in the old town. This will identify the old town and make it a destination.

7. The existing campground offers summer recreation opportunity when combined with area attractions such as the lake. Iron World and the Old Mountain Iron redeveloped. Careful consideration and coordination should be developed by this camp ground and the area attractions. An image and advertising program should be developed to enhance the identity of the camp ground.

8. Insure the availability of housing which is convenient and affordable for employees.

9. Require reasonable but strong Development Standards in the New Business Park.

- Although there are basic design criteria in the zoning ordinance and several other ordinances, there has not been an effort to require a reasonable but high standard level related to either the public infrastructure or private development. The following are suggested standards:

Street lighting

- All lighting of public streets throughout the area will be the responsibility of the City. The City will determine the design of the system, including materials, location and spacing of poles, and engineering.
- Specific poles and luminaries will be selected as an integral part of the lighting program. The character of the poles should be consistent with that of other elements of the Urban Design Framework.

Parking Area lighting

- Lighting of new parking areas will be the responsibility of the developer/business owner. The location and spacing of luminaries will be determined by the developer in conjunction with the unique conditions of the particular site, lighting security, and performance standards formulated by business park or city.
- Poles are to be the same chosen for the public lighting. Luminaries are to be mounted at 20 to 25 feet, with

downward directed lamps to prevent glare from off-site. The design and implementation of the lighting system shall be such that it does not allow the amount of light falling onto adjacent residential districts to exceed generally acceptable standards.

- All elements of the lighting systems in newly constructed parking areas will be subject to approval by the Planning and Zoning Commission.

Pedestrian Systems lighting

- The lighting of walkways not adjacent to lit roadways will be the responsibility of the developer/business owner.
- To insure continuity of design and lighting engineering throughout the area, all poles and luminaries will be one design. The City will select specific standards. Luminaries are to be mounted 10 to 12 feet above the walk surface.

Plant Material

- The chart below indicates the types of plant material to be generally used in three types of locations.

Location Plant Material	Streets Rights-of- Way	Residential/ Commercial Boundaries	Pedestrian Areas
Deciduous Trees	X	X	X
Deciduous Ornamental Trees		X	X
Deciduous Shrubs		X	X
Ground Covers			X

- The street trees will be the responsibility of the City and will be planted to:
 - Provide continuity to the area
 - Provide beauty and shade
 - Decrease air and noise pollution
 - Create a unified “street image” throughout the city
- They will be planted along public streets behind the boulevard areas.
- The plant material for residential/commercial boundaries should be used to:
 - Provide year round color and beauty to the area.
 - Provide visual separations without providing hiding places.
 - Provide physical barriers where needed.
- Specific plant material should be selected according to their characteristics in order to:

- Provide security
- Provide interest year round
- Provide a feeling of peace and tranquillity
- Provide shade
- Screen undesirable views
- Provide pedestrian traffic control
- Innovative uses of various plant materials will be encouraged.
- Plant material should be selected which will:
 - Not be generally susceptible to disease.
 - Not bear fruit which might cause unusual maintenance problems.
- Not constitute a danger to the general public.

Building Structure

- Clearly, one of the most significant visual impacts on the community as a whole will be that made by new buildings and rehabilitated older buildings. Because of this it is important that design harmony and continuity be carried throughout the area by means of several major design elements as they pertain to building facades. Additionally, it is essential that new buildings relate well visually to existing structures as well as to other new buildings. The following design guidelines for new buildings have been determined with due consideration given to the character and “flavor” of the major existing structures.

Primary Building Materials

- Building materials should be consistent with those presently used in the area. Generally, the character should be that created by "warm" natural materials. These would include brick, treated concrete and stucco.

Similar Facade Treatments

- The selected primary building material or materials should be carried through on all building facades. There will be few situations in the area where there will be a building rear that does not visually impact either pedestrians, persons in autos, or adjacent residential property owners. It is important to the concept of visual unity and image that the rears of the buildings are included in the character design of the building.

Color

- Much of the character in a commercial area is created by the accents used in building design. Colors used for

exterior building materials should be those evoking a warm tone feeling. Where possible, the natural coloring of the material should be used.

10. Capturing the retiring “Baby Boomers”

The largest group of retire people will be entering that phase of their life with in the next ten to 25 years. This will create an enormous market for quality seasonal housing. The large amounts of lakeshore adjacent to many of the cities lakes are owned by US Steel. This land which is not associated with the large lake owned by MNTAC is prime for a retirement community. A planned retirement community south of Highway 169 will bring a large number of “snowbirds” to the area in the summer. Golf communities with lake and back lake lots should be planned for this area.

Home Demand:

The Policies, which relate to Home Demand are:

- *To work with surrounding community's and the Iron Range Resources and Rehabilitation Board (IRRRB) to enhance the local economy.*
- *To collaborate and coordinate with the business community and other economic development organizations in promoting commercial development, supporting efforts to recruit new businesses, and encourage businesses to upgrade and innovate.*

Strategies based on Home Demand

1. Create a high tech research business park with the following characteristics:

- Coalition of the colleges, trade schools, public schools, and business clusters.
- Require new businesses in the park to be research oriented to the northeast business cluster which could include:
 - Computerization and automation research.
 - Prototyping to develop innovation.
 - Incubation to stimulate the formation of new industry.
 - Training to stimulate innovation.
 - Modern communications infrastructure.

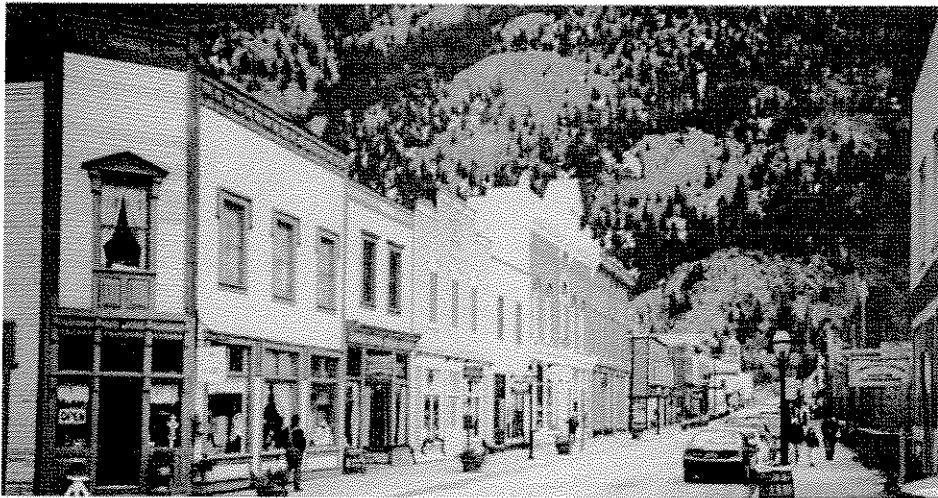
2. Work with Labor and Industry to create a joint venture capital corporation.

For industry to expand and to innovate venture capital is needed. Mountain Iron's strategy is to join with

business investors, pension funds, the IRRRB and other communities to establish a venture capital business which will support innovation and upgrading of the cluster industries in the area.

3. Create quality mining town tourist experience

The goal is to create high standards that provide a tourist experience and a living experience not equaled in the area. The old town should be the best mining town west of the Rockies. The following example is George Town Colorado, a mining town.



4. Strategies to *improve* the home demand:

- Stimulate early demand for a product and service by providing incubation that relates to the tourist, mining, and wood product clusters.
- Require tough standards for business to remain in the incubation process.
- Require high education standards.
- Develop local regulations that encourage innovation and stimulate growth. All regulations should follow these guidelines:
 - Standards of performance.
 - Understandable clear-cut standards.
 - Strong standards.
 - Stable standards.
 - Enforced in a uniform, clean, and open manner.

5. Strategies for *retaining, recruiting and improving* business based on home demand are:

- Increase incomes by increasing the number of households in the community.
- Business clusters creates a home demand. Businesses, which relate to the mining and wood product cluster, have the advantages of location and logistics not enjoyed elsewhere in the region.
- Emphasizing the character of the home market provides an opportunity for innovative businesses. This innovation can take several forms, but is most likely to be one or more of the following:
 - A business which moves first, to fill an identified service to other businesses of the trade area
 - An entrepreneur who takes advantage of the saturation of other market areas and the consumer from outside of the area.
 - A business which can support or relate to the major business cluster in Mountain Iron.

Firm Structure and Rivalry:

The Policies, which relate to Firm Structure and Rivalry, are:

- *To work with the quad Cities to form an independent economic development organization*

Strategies based on Firm Strategy, Structure, and Rivalry

- Beyond the public commitment to maintaining high standards, removing the barriers to economic development and to make infrastructure improvements, it is relatively unlikely that government, except for education, vision and organization, could influence the individual firm’s strategy, structure and factors of rivalry. However the individual business and business clusters need to understand this part of the diamond to be competitive.

Related and Supporting Businesses

The Policies, which relate to Related and Supporting Business, are:

- *To retain and recruit businesses that relate to the northeastern Minnesota Business Clusters and those related and supporting businesses. The business clusters include the following:*
 - Timber and wood products
 - Mining and related products
 - Telecommunications

- Tourism

Strategies based on related and supporting businesses:

- **Business Clustering Strategy**

The principle of cluster recruiting and retention is to focus the economic development effort towards strengths. Related and supporting businesses will come to the area as long as the cluster remains in the area and the disadvantages, which act as barriers to economic development, are removed. Successful business clustering depends on strong supporting and related industries to provide high quality products and services to the business cluster. Encouragement and commitment to business in the area creates a win-win situation for the businesses and for the community.

CITY OF MOUNTAIN IRON




LAND USE MAP



KEY

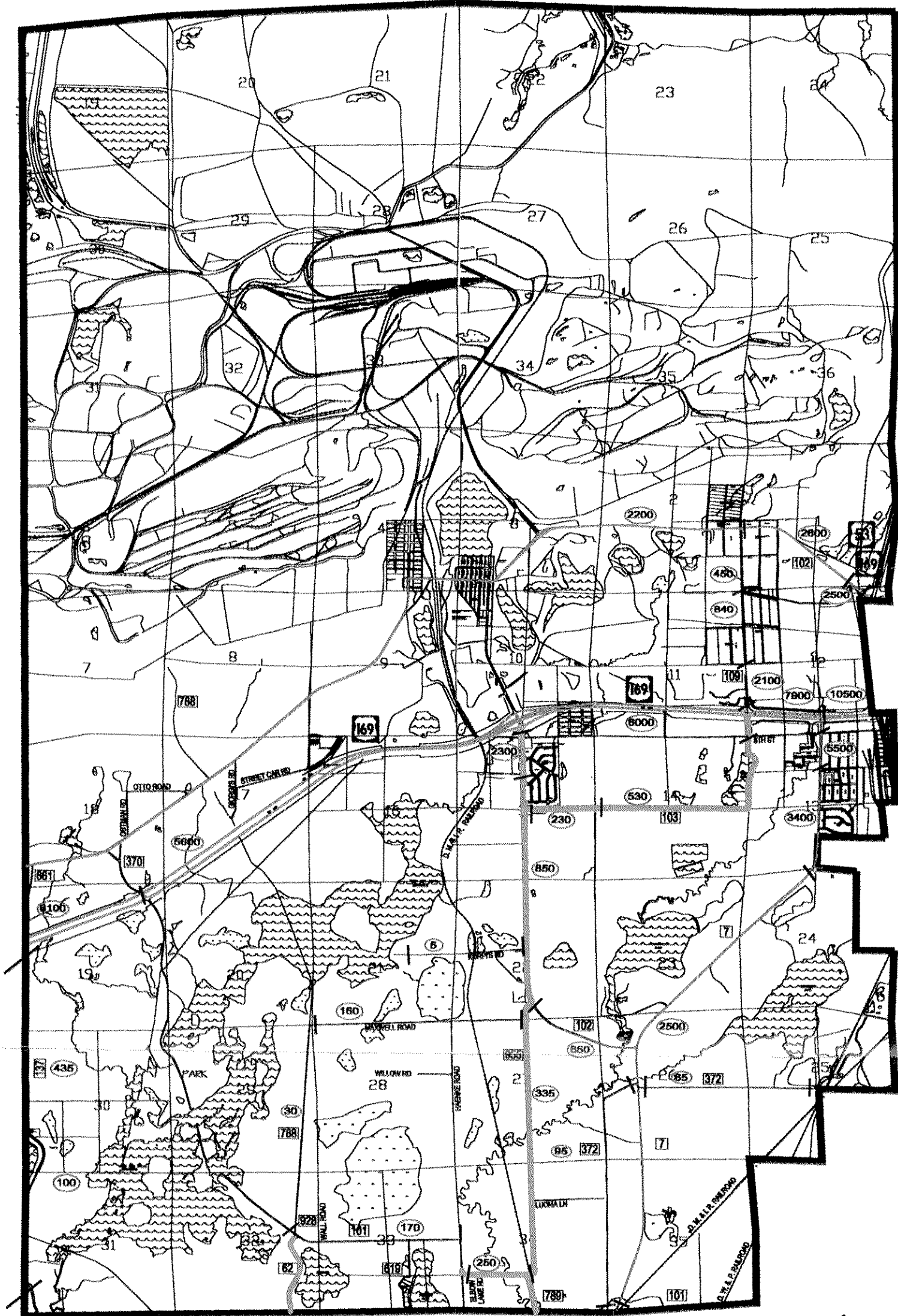
-  SINGLE-FAMILY
-  MULTI-FAMILY
-  COMMERCIAL

-  INDUSTRIAL
-  PUBLIC FACILITIES
-  NATURAL AREAS

-  PARK
-  AGRICULTURAL
-  MINERAL MINING

CITY OF MOUNTAIN IRON

TRANSPORTATION MAP



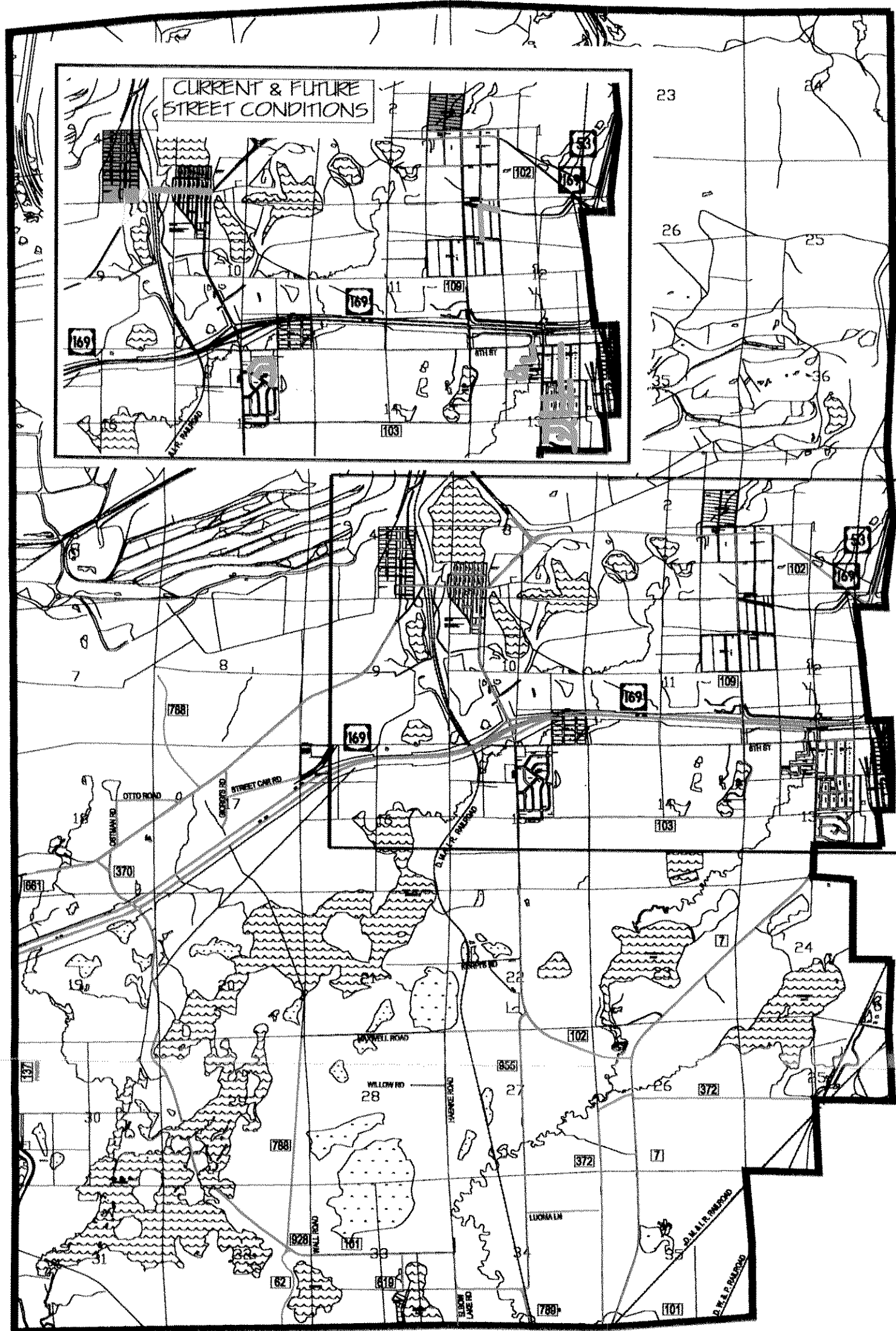
KEY

- PRINCIPAL ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR



CITY OF MOUNTAIN IRON

STREET CONDITIONS MAP

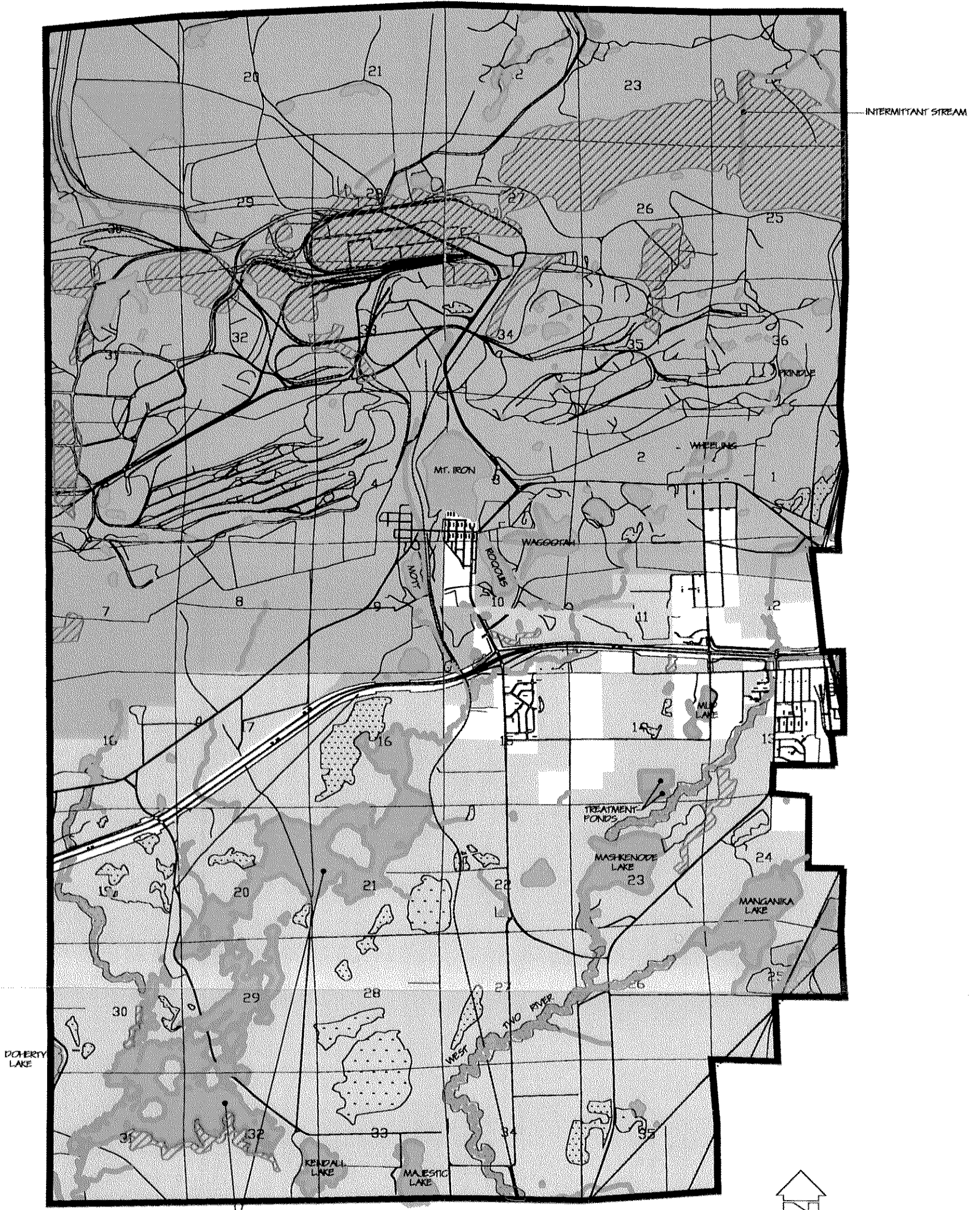


KEY

- | | | |
|--------------------|----------------|------------------|
| PAVED / BITUMINOUS | NON-PAVED | VACATED - FUTURE |
| VACATED | MILL / OVERLAY | |

CITY OF MOUNTAIN IRON

NATURAL RESOURCES INVENTORY MAP



WEST TWO RIVERS RESERVOIR

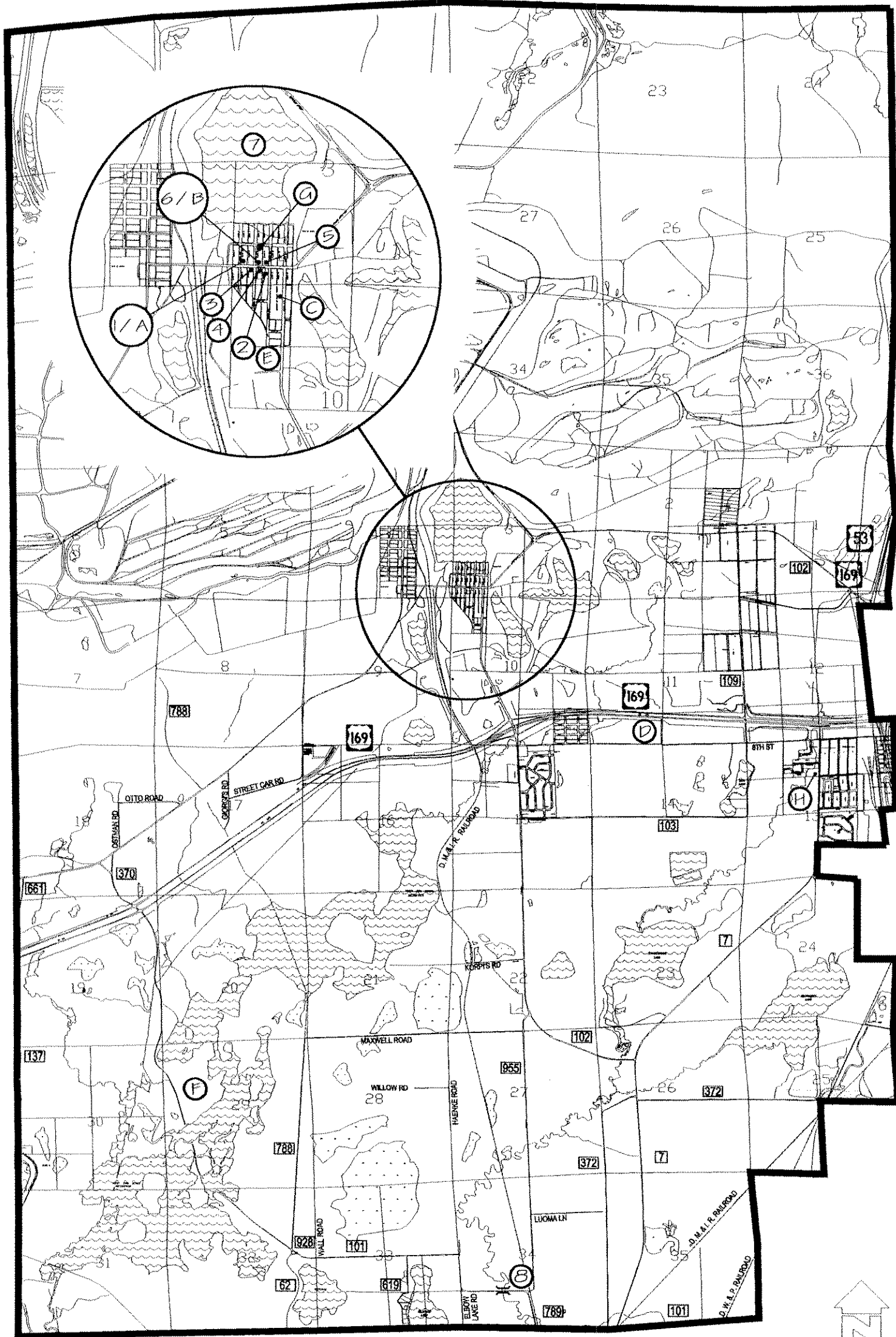
KEY

- | | |
|---|--|
|  FLOODPLAIN/ SHORELAND |  MINING |
|  FOREST |  WETLANDS |
|  STEEP SLOPES |  LAKES/ STREAMS |



CITY OF MOUNTAIN IRON

HISTORIC SITES & PUBLIC FACILITIES



HISTORIC SITES

- | | |
|---------------------------------------|--------------------|
| ① MT. IRON FUEL & LUMBER | ⑥ CARNEGIE LIBRARY |
| ② COMMERCIAL BUILDING | ⑦ MT. IRON MINE |
| ③ FIRST STATE BANK | ⑧ BRIDGE 7759 |
| ④ MT. IRON VILLAGE HALL & POWER PLANT | |
| ⑤ ANDERSON CHEVROLET | |

PUBLIC FACILITIES

- | | |
|-----------------------------|---------------------------------|
| Ⓐ MT. IRON FUEL & LUMBER | Ⓕ WEST TWO RIVERS CAMPGROUND |
| Ⓑ CARNEGIE LIBRARY | Ⓖ POST OFFICE |
| Ⓒ MT. IRON/BUHL HIGH SCHOOL | Ⓗ WASTEWATER TREATMENT FACILITY |
| Ⓓ MERRITT ELEMENTARY | |
| Ⓔ TOWN GARAGE & FIREHALL | |



CITY OF MOUNTAIN IRON

ZONING MAP

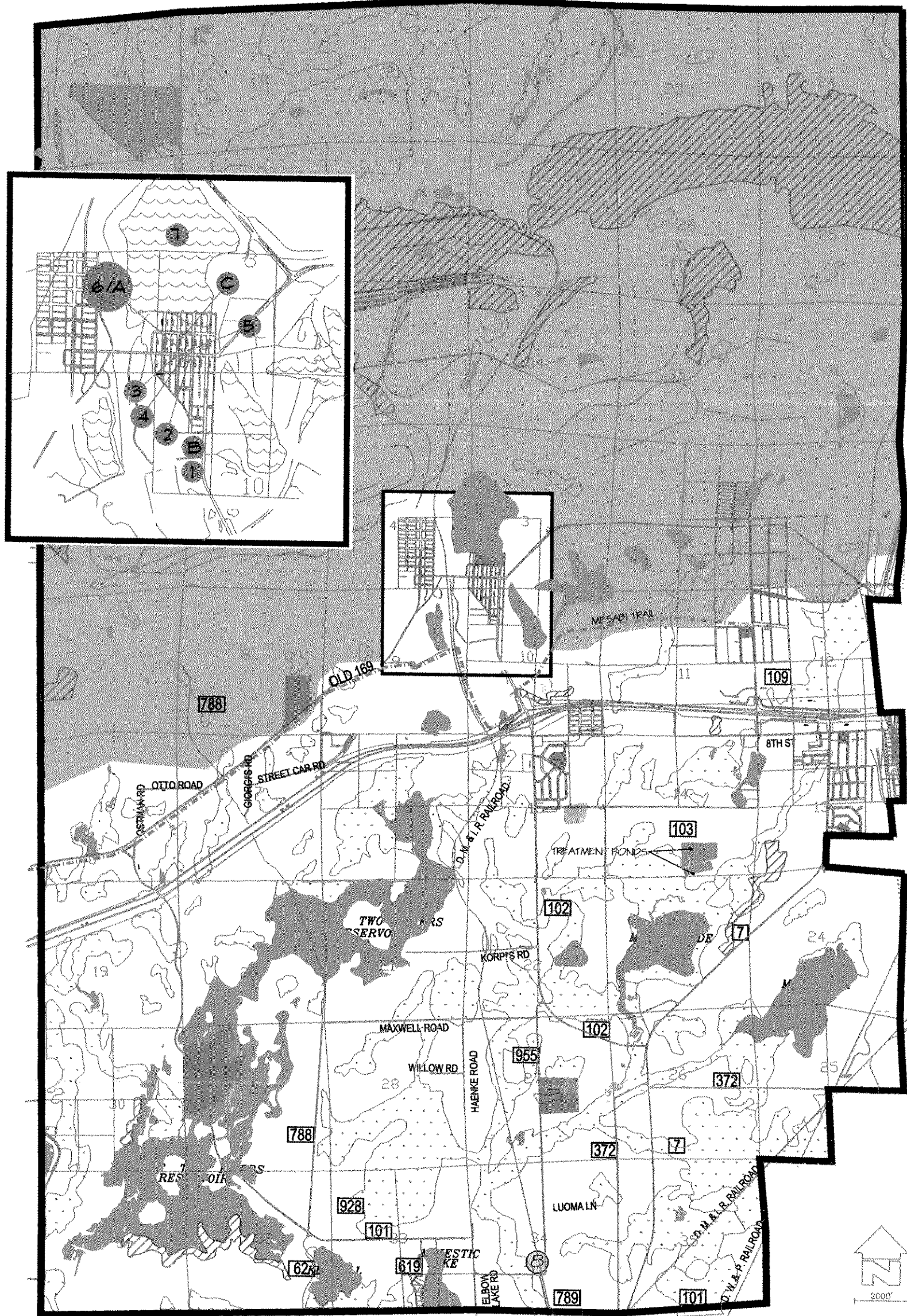


KEY

- | | | |
|--|-------------------------|----------------------|
| UR-NS
URBAN RESIDENTIAL-NON SEWERED | RR
RURAL RESIDENTIAL | MF-2
MULTI-FAMILY |
| UR-S
URBAN RESIDENTIAL-SEWERED | INDUSTRIAL | MM
MINERAL MINING |
| | COMMERCIAL | |

CITY OF MOUNTAIN IRON

HISTORIC SITES & NATURAL RESOURCES PLAN



HISTORIC SITES

- | | |
|---------------------------------------|----------------------|
| ① MT. IRON FUEL & LUMBER | ⑤ ANDERSON CHEVROLET |
| ② COMMERCIAL BUILDING | ⑥ CARNEGIE LIBRARY |
| ③ FIRST STATE BANK | ⑦ MT. IRON MINE |
| ④ MT. IRON VILLAGE HALL & POWER PLANT | ⑧ BRIDGE T159 |

EXISTING PUBLIC FACILITIES

- | |
|----------------------------|
| (A) CARNEGIE LIBRARY |
| (B) TOWN GARAGE & FIREHALL |
| (C) POST OFFICE |

- | |
|----------------|
| — MESABI TRAIL |
| ■ PARKS |

NATURAL RESOURCES

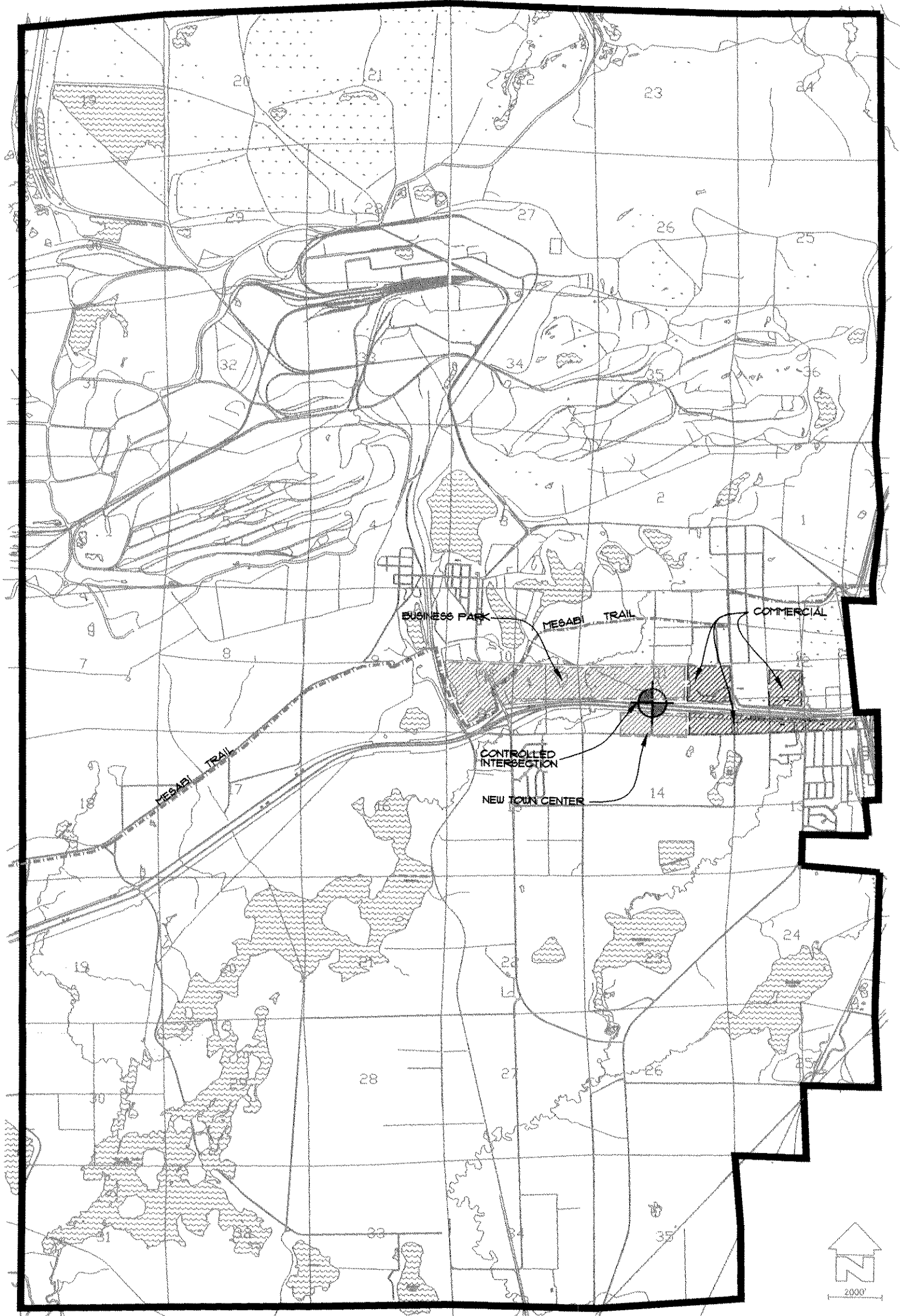
- | |
|------------------------|
| ■ MINING RESERVE AREAS |
| ▨ STEEP SLOPES |
| ░ WETLANDS |
| ■ LAKES |



GRAVE

CITY OF MOUNTAIN IRON

STREETS, TRAILS, & PUBLIC FACILITIES PLAN



PROPOSED



NEW TOWN CENTER

- CITY HALL
- EDUCATIONAL CAMPUS
- FIRE STATION
- POLICE STATION
- FUTURE LIBRARY
- COMMERCIAL DISTRICT

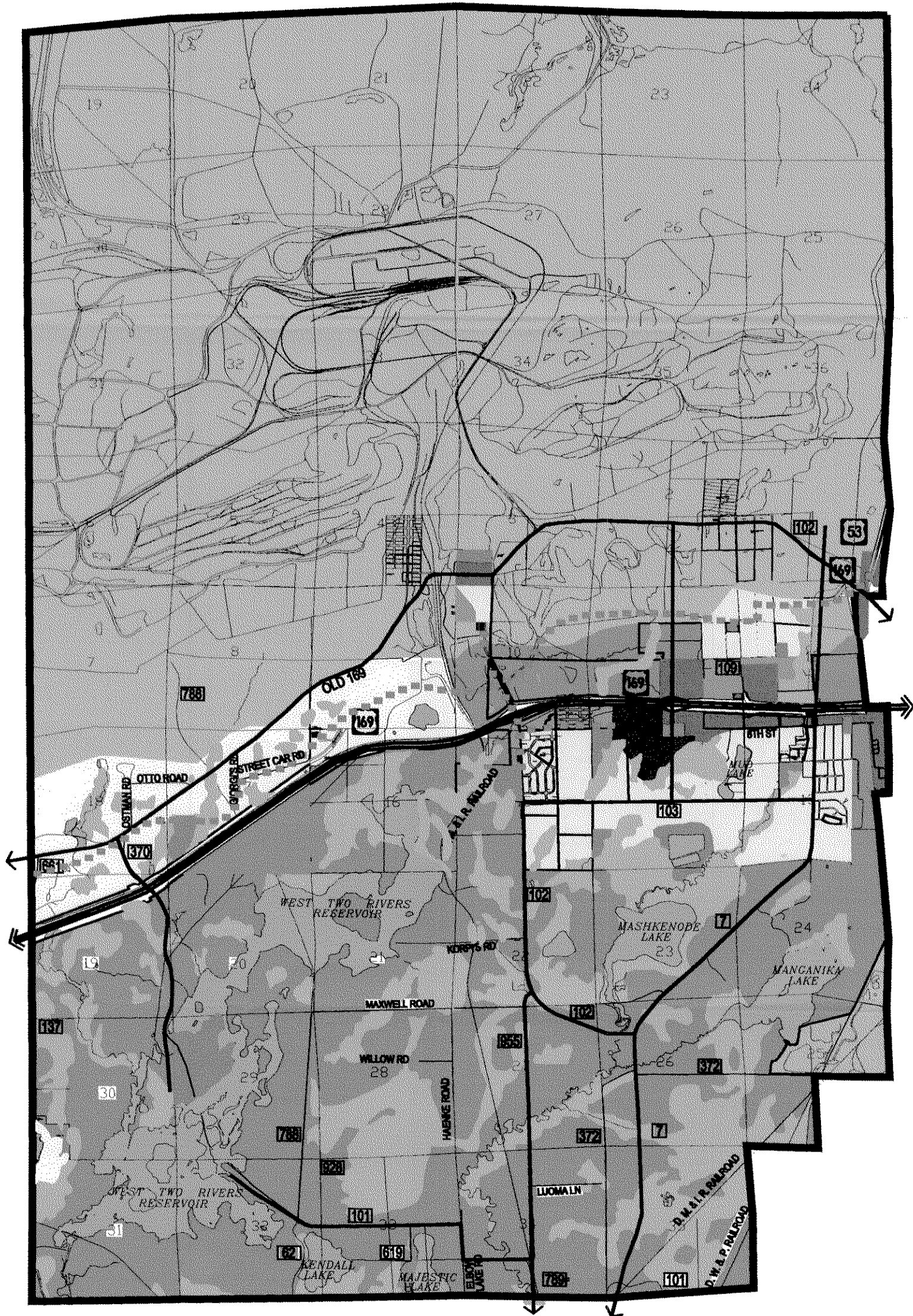
BUSINESS PARK

TRAILS

- MESABI TRAIL
- Route HAS CHANGED*



CITY OF MOUNTAIN IRON LAND USE PLAN

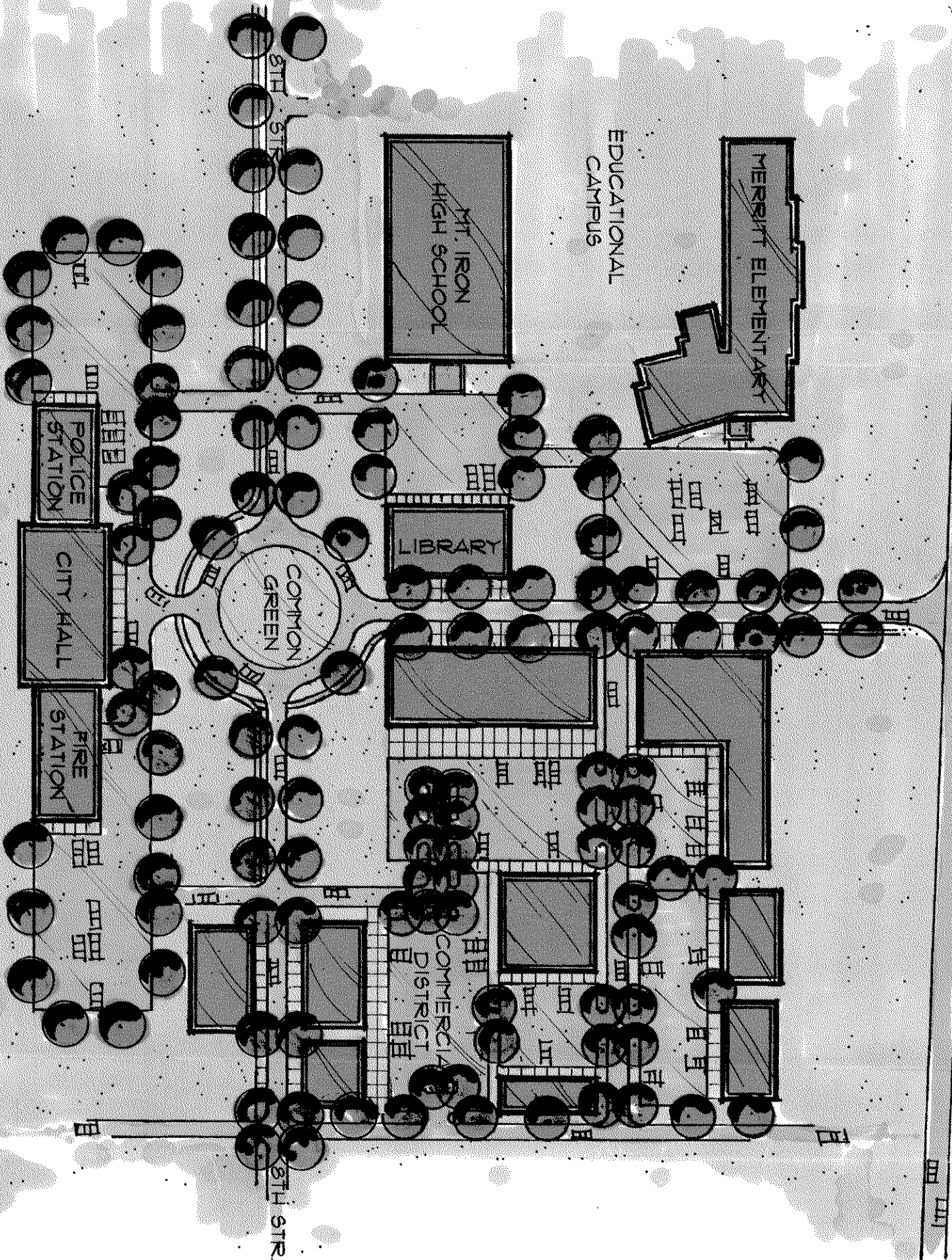


LAND USES

- | | | |
|---------------------------|-------------------|--------------|
| SF-SEWERED RESIDENTIAL | COMMERCIAL | WETLANDS |
| SF-NONSEWERED RESIDENTIAL | PUBLIC FACILITIES | PARKS |
| MULTI-FAMILY | MINING RESERVE | MESABI TRAIL |
| RURAL RESIDENTIAL | INDUSTRIAL | LAKES |

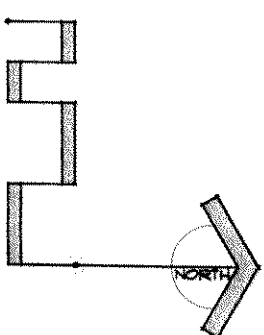


HIGHWAY 169



New Town Center

Mountain Iron, MN



RLK
REGISTERED ARCHITECTS
1121 1/2 S. 10TH ST. S.
MOUNTAIN IRON, MN 56548
PHONE (218) 838-8875
FAX (218) 838-8876
WWW.RLKARCHITECTS.COM

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