

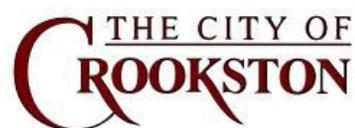
# CROOKSTON

TOMORROW

*Comprehensive Plan 2035*

**Adopted March 14, 2016**

# APPENDICES





# CROOKSTON

## TOMORROW

*Comprehensive Plan 2035*

Appendix 1 ..... 1  
**CROOKSTON TOMORROW SURVEY RESULTS**

Appendix 2 ..... 33  
**CROOKSTON SNAPSHOT 2015**

Appendix 3 ..... 53  
**CROOKSTON DESTINY STATEMENT**

Appendix 4 ..... 62  
**CROOKSTON HOUSING STUDY**

Appendix 5 ..... 66  
**CROOKSTON FUNCTIONAL  
CLASSIFICATION MAP**

Appendix 6 ..... 68  
**CONVERTING DOWNTOWN STREETS  
ARTICLE**

# table of contents



# CROOKSTON

TOMORROW

*Comprehensive Plan 2035*

## Crookston Tomorrow Survey Results

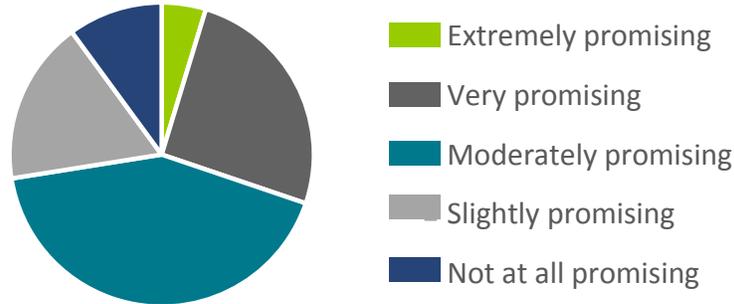
# APPENDIX one



CROOKSTONTOMORROW

Community Survey Responses Received Prior to Preparation of the Draft Comprehensive Plan

Question 1. In your opinion, how promising is the future of the city of Crookston?



Question 2. How would you describe the “community character” of the city of Crookston?

- “Can-do”. Limitations on resources (primarily money) don’t seem to hinder most people’s willingness to tackle projects, and volunteers really do step up.
- “Pull together” when needed.
- A progressive small community with attractive amenities such as being a college town.
- Aging population, low income population, agriculture based, family friendly, quiet, safe, great schools and university.
- Ambivalent
- At this time - complacent.
- Blue collar
- Broken... Crookston is small town... You have your different classes and no one mingles with the other classes.
- Bunch of drug addicted hoodlums.
- Can talk the talk, but can’t walk the walk.
- Caring and helpful.
- Changing and not for the better people hanging about downtown.
- Charming
- Cliché
- Confused
- Crookston is a community that again has some momentum toward economic development and amenities that contribute to quality of life.
- Dangerous to pedestrians, no trails, hazardous crosswalks, difficult leadership.
- Disorganized
- Diverse
- Divided sharply between poor renters and higher-income individuals.
- Dying downtown. Though an effort has been made to clean up the downtown the loss of business such as more clothing, sandwich shops, etc. The updated flower boxes and flowers hanging have really been a plus for the downtown. The grocery store is too high price as there is no competition and the last thing we needed was another coffee shop. We have outstanding ones.
- Elitist and uninviting to outsiders.
- Engaged leadership in community.
- Family orientated college town.
- Family oriented
- Financially diverse
- Friendly
- Friendly & unique
- Friendly, not very progressive, very political.
- Friendly, welcoming
- Good hardworking caring people that value their family relations.
- Good people by and large live and work here.

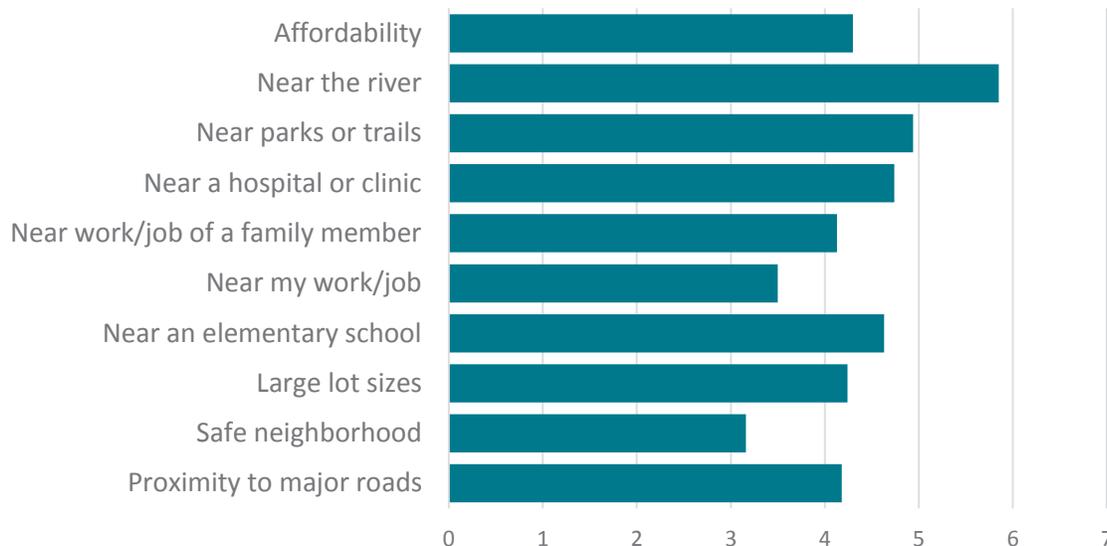
- Great place to raise a family, city council doesn't always practice with they preach, few people involved with a lot of things, opportunities for healthy living to draw more people to stay in Crookston or come back home, dedicated and hardworking people, intergenerational relationships are strong, collaborative partners work together well.
- Hardworking
- Helpful
- Historic, unique
- Hometown
- Hometown comfortable
- I love the small town feel of Crookston and the friendly citizens.
- It all depends on who you are.
- It hit bottom and is coming back.
- Looking to grow.
- Lost
- Mostly friendly.
- Needs more industry to create better paying jobs.
- Not open/welcoming enough to new business... has small community mentality that does not easily accept change and growth.
- Old character/historic, the city is moving north.
- Old fashioned/slow to change.
- Oppressively conservative scattered with welcoming friends.
- Optimistic, hardworking, middle to upper middle class. Low manufacturing high professional or education professions.
- Overall- "character" is one of the strengths of this community.
- Overall positive and united, although I continue to see and hear negative comments and opinions, usually after adverse events or crime happens.
- Propped up by way of decades long chronic high taxes.
- Rural setting community that is growing and updating.
- Small town
- Small town America, kind people, historical, "Mayberry like"
- Small town feel
- Small town feel but needs to be more progressive like larger towns around us.
- Small town fun
- Small town values with something to do.
- Small town with big visions and dreams for the future. Crookston is becoming a city where younger generations want to move to and be a part of community development.
- Small town, home town
- Sometimes I feel like Crookston is kind of negative. We have this old way of thinking and doing things, things are very progressive or new ideas are too quickly shot down. I would like to see it move into the future.
- Somewhat divided
- Somewhat unsupportive
- Spread out
- Strong and proud
- Struggling
- Struggling to find its identity.
- Supportive
- The character is fine but I think it would look better with new building in the downtown area.
- This is a very friendly community, but the community is changing. Crime is increasing, many of our employers cannot find enough help, and our leaders are busy looking for the "one" solution instead of looking at the large number of things that need to occur to return Crookston to a sustainable future.
- Very poor
- Very segmented
- Well diversified; residents are vocal only when a decision may affect only them and don't realize the total benefit to the community.
- When things go well, there is not much chatter throughout the community, but when there is a negative issue, it seems that the community will come together to show their disapproval. It is a vocal community where good ideas are there, but no one wants to take the chance to do the work to get it done.

### Question 3. What do you like most about living and/or working in Crookston?

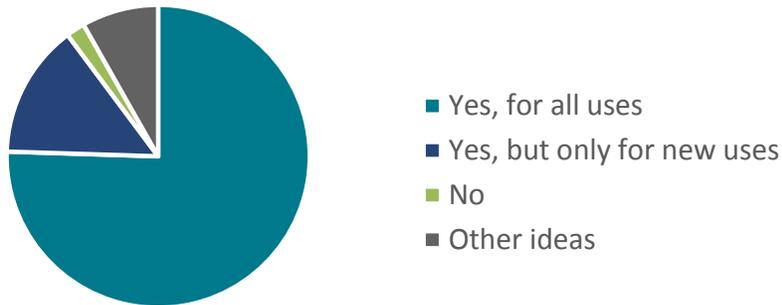
- A comfortable and relaxed community, neighborly.
- A good amount of park space/green space.
- Attitudes of the people.
- Citizens and the University of Minnesota.
- Close to family and friends.
- Collaborative relationships, know your neighbors, opportunities to be involved/volunteer in the community, good variety of youth activities and growing number of ways for adults to be active, great health care locally, great schools, university in town, community members are generous and support local efforts, appreciate the most things are only a phone call away.
- Community gardens, parks, natural play space.
- Community is easy, friendly, convenient, low stress and still close to other options like lakes and Grand Forks.
- Crookston is an attractive small town where everyone is your neighbor and almost everyone cares about you as a person.
- Doesn't take long to get from one end of town to the other.
- Easy to navigate.
- Everything but the weather.
- Family, family history here, family is near, family ties.
- Feel more secure than Grand Forks.
- Friendly, easy to get around, plenty of opportunity for advancement and involvement (UMC).
- Friendly, small town atmosphere.
- Great healthcare system, great workout facility options, great parochial school systems.
- Have lived here all my life and I cannot tell you what I like about living here. I believe Crookston has taken a turn for the worse. I do like the health care.
- Home town.
- I have a good job, good services and safe place to live.
- I have history here. Quick commute to work. Clean green environment.
- I know everyone. I am involved everywhere. While I don't have a family, I am never lonely because most of the community has become my family.
- I like how everything is pretty close together within walking distance. I love the festivals!
- I like living in a small town because things I need are close by. These things are work, food, recreation, and a select group of friends.
- I like that Crookston is a small and safe city. The housing market is extremely affordable compared to larger cities around Crookston.
- I like the small town feel of knowing who my neighbors and community members are.
- I love the small town feel. I love that when times are good or bad, you have your friends and neighbors there to support you and lift you up. I love the beauty of the town when it is looking nice. There are times when it doesn't look that great, but when the hanging flowers are up and the corners look neat, it's beautiful.
- It is still a "small" town. People are friendly, we don't have a huge amount of crime, the community is very giving.
- It used to be a great place to live; now I have a hard time telling you what I like.
- It's quiet and I feel it's safe. Small town atmosphere.
- Knowing my neighbors.
- Location - tucked in out of the way lifestyle.
- Location and small town atmosphere.
- Long-time friends.
- Looking for a job not in Crookston so I can move.
- Low crime easy to get around.
- Low taxes on real estate.
- Medium/small city.
- No traffic, consistent commute time, easy access to necessities, food, gas, household goods
- No traffic. Community.
- Nothing
- Nothing, I hate the fact that all of the budgets go to Park and Rec but little to economic development. Residents complain about a slight tax increase but if there was a larger economic development budget to entice new companies/business' to town no one would feel the tax increase. Why aren't we dumping money into the development of Crookston/downtown Crookston with businesses that make people want to come here?

- One big family that will come to your aid if you need it.
- Parks
- People, People are friendly.
- Proximity to destination towns such as Grand Forks, Bemidji and Fargo.
- Proximity to outdoor hobbies.
- Quick drive to Grand Forks, ND.
- Quite a few amenities for a “small” town.
- Safe
- Schools
- Sense of community; caring neighbors.
- Services provided
- Short commute
- Size of the community and the diverse economy.
- Size of the community, family oriented
- Size, good place to raise a family
- Size. Small community feel.
- Small community
- Small size
- Small town
- Small town advantages, know a lot of people; with many amenities of a larger city.
- Small town and knowing your neighbors.
- Small town and safe place to live.
- Small town atmosphere.
- Small town close to work.
- Small town community.
- Small town feel.
- Small Town feel and the school size.
- Small town feel will always be alive in Crookston.
- Small town feel with quick access for “running to the store”.
- Small town feel, friendly, family oriented.
- Small town feel, knowing your neighbors.
- Small town feel, the people, green space.
- Small town feel, yet some great opportunities.
- Small town feel-sense of community.
- Small town many things to do close to bigger shopping facilities (Grand Forks) sports venues are good to great.
- Small town values. People helping each other.
- Small town with many amenities.
- Some of the offerings of larger communities so don’t have to travel to Grand Forks for “everything”. Walmart, McDonald’s, Sports Center offerings, UMC.
- University
- Variety of businesses.

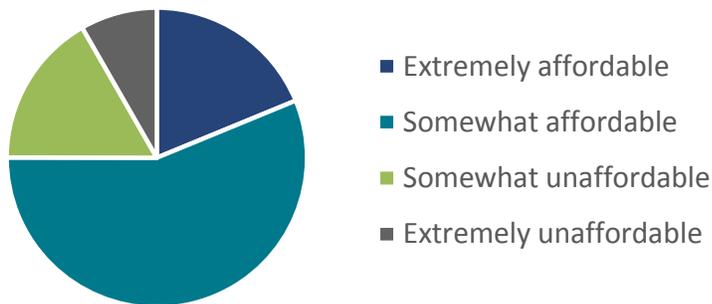
**Question 4. On a scale of 1-10, how important are the following to you in deciding where to live?**



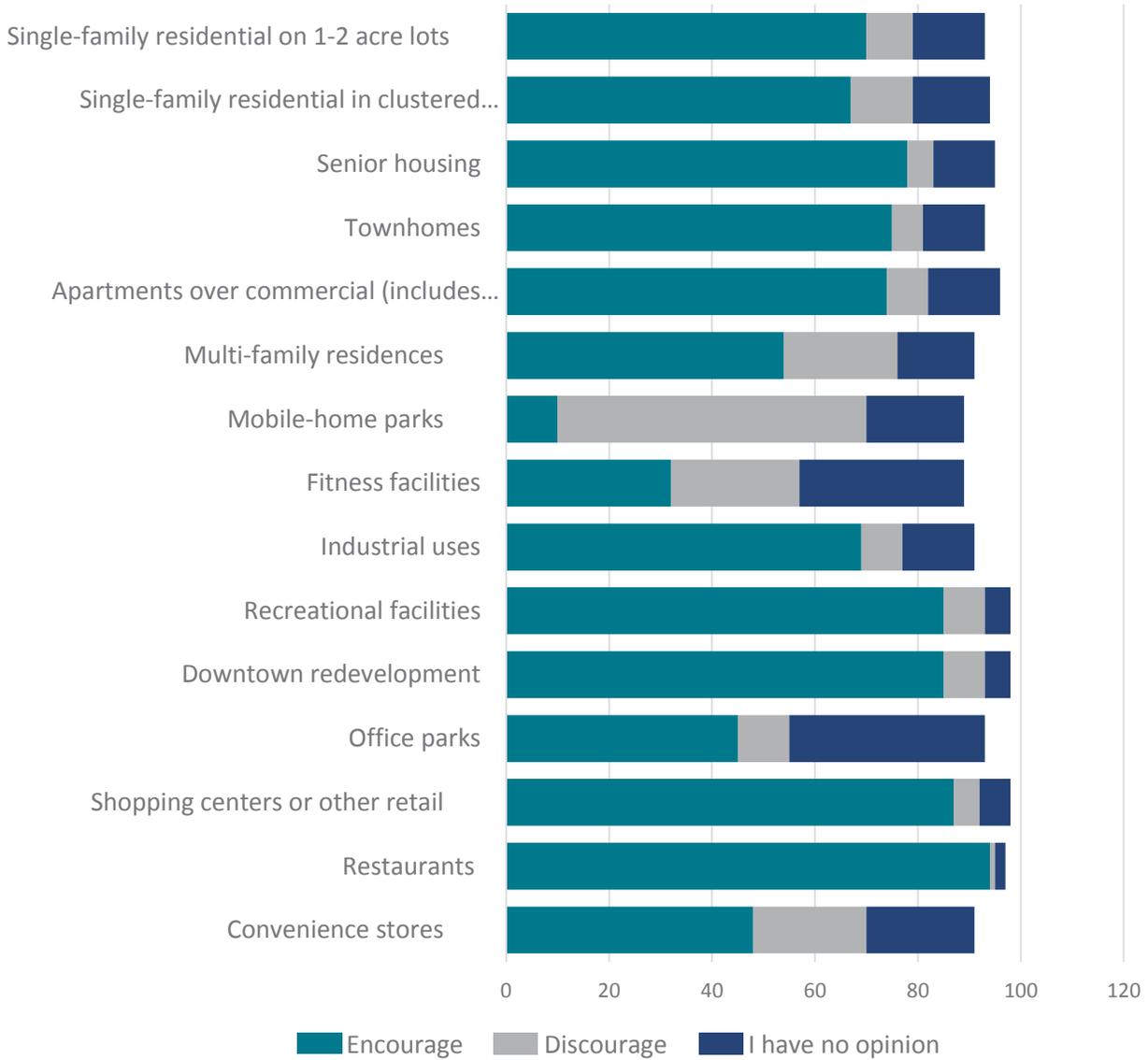
Question 5. Should landscape and signage standards be developed along the gateways to the city?



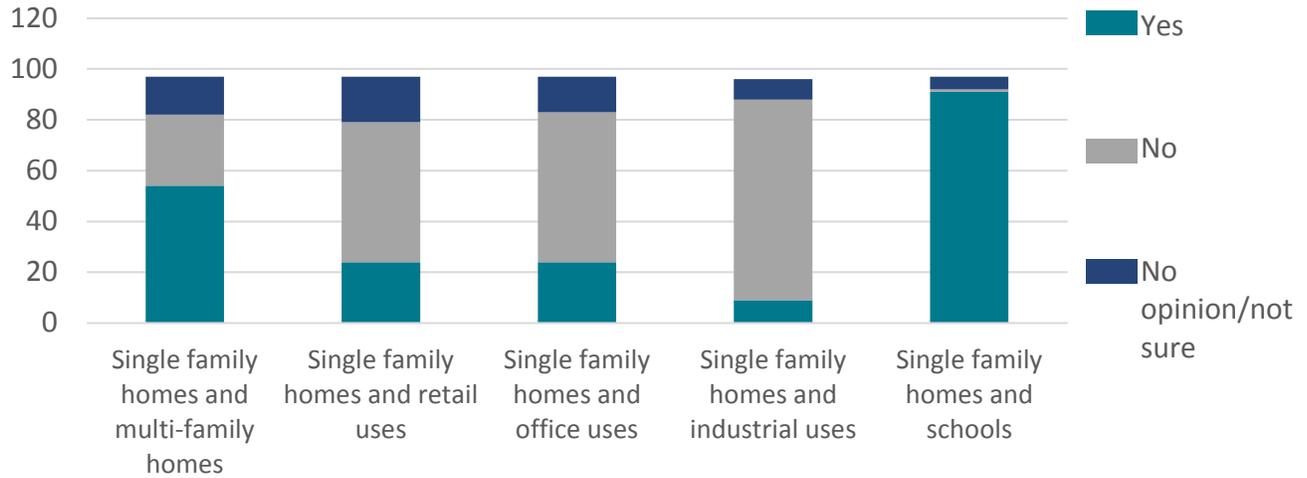
Question 6. How affordable or unaffordable is the cost of housing in Crookston?



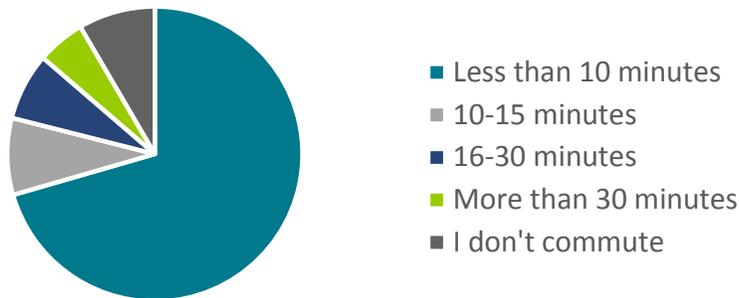
**Question 7. Do you believe the City of Crookston should encourage or discourage the following types of development (response indicates the number selecting that land use. Multiple selections were possible)?**



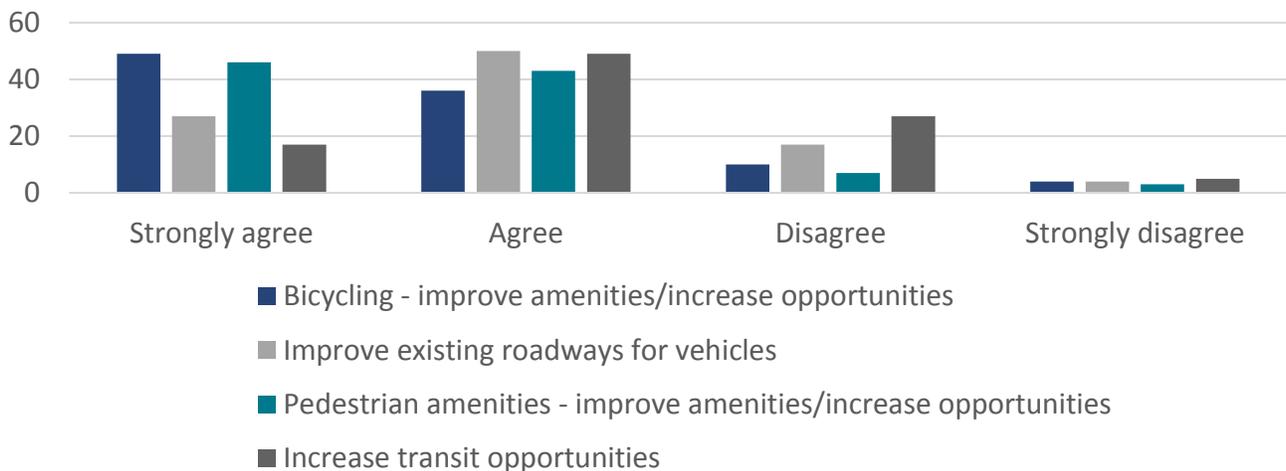
Question 8. In your opinion, should these land uses be located next to each other?



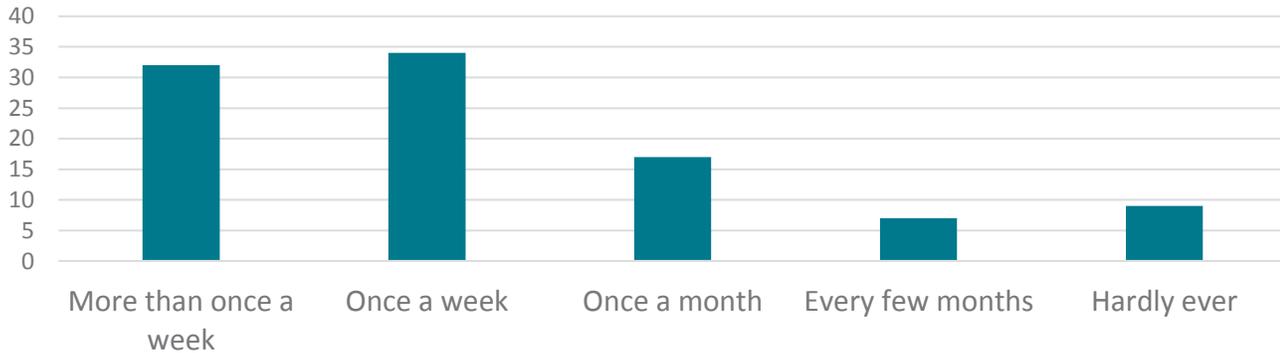
Question 9. How long is your commute to work?



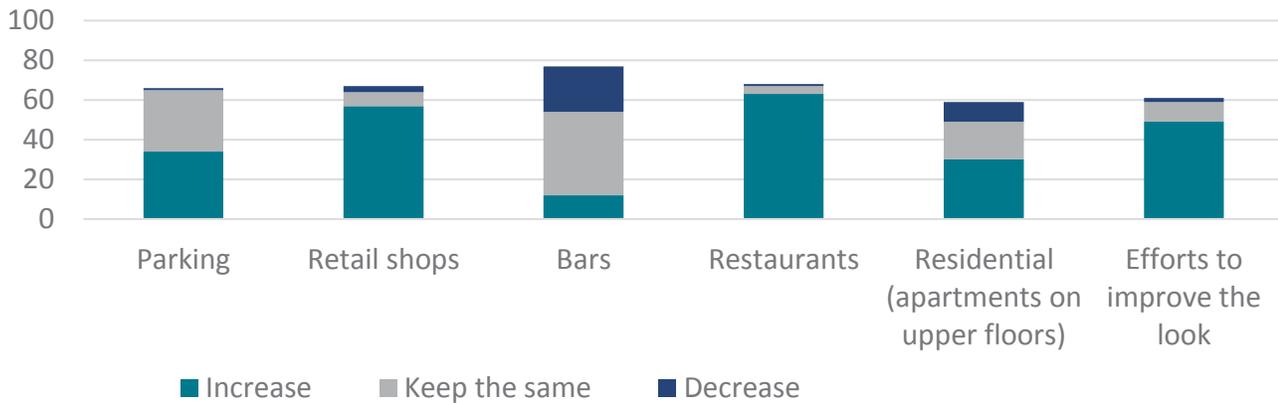
Question 10. In which of the following transportation alternatives do you think the City of Crookston should invest?



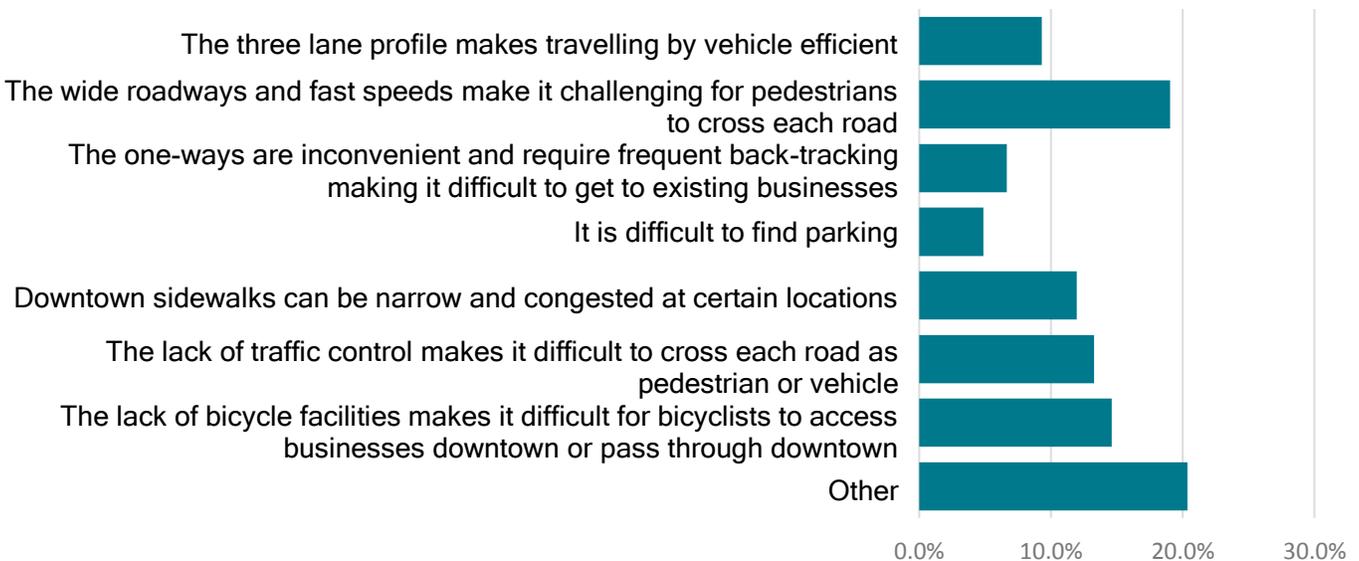
**Question 11. How often do you patronize downtown businesses?**



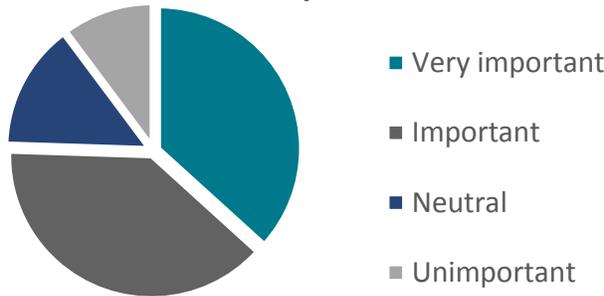
**Question 12. To improve the quality of Crookston’s downtown area, would you favor an increase or decrease in any of the following?**



**Question 13. How do you feel about the one-way roadways on Broadway and Main Street through Crookston’s downtown (multiple responses possible)?**



**Question 14. How important is it for the City of Crookston to become a more environmentally sustainable community?**



**Question 15. What do you see as the three most important issues facing the city of Crookston today?**

**Aging Population**

- Affordable senior assisted living.
- Aging community....small number of youth in community.
- Aging population
- Aging Population - leads to reduced workforce, need for additional housing options, caregivers and retirees that pack up and leave after making their fortune in Crookston.
- Addressing physical, emotional, financial, housing and recreational needs of an aging population.
- Increasing needs of aging population.

**Downtown**

- Attract business especially downtown
- Declining downtown properties
- Develop the downtown
- Downtown "things to do"
- Downtown Apartments
- Downtown Business (3)
- Downtown Crookston and the one ways
- Downtown development (2)
- Downtown development historic standards
- Downtown has been downsizing while North end is devolving
- Downtown parking
- Downtown revitalization (5)

- Empty Buildings on Main Street. Business would attract visitors and bring in revenue.
- Fear of changing and being stuck in the mindset developing the downtown.
- Grocery store downtown area or south of Crookston.
- Grow the downtown in the direction of traffic flow.
- Improving the Downtown.
- Keeping the old buildings downtown in good shape. These buildings are historical, and it is sad to see them taken down. When a building is restored downtown, it should be kept in the historical look.
- Lack of downtown businesses/grocery store.
- Lack of retail downtown.
- Making downtown more attractive.
- Making the downtown more attractive with pleasing living units above the businesses instead of vacant spots.
- Redeveloping the Downtown Area - Offer grants/ loans to new small businesses coming into town?
- Retail downtown
- Revitalize downtown
- Unattractive downtown

**Economic**

- Acquire more land on north end of town towards university for new business.
- Bring in NEW/DIFFERENT businesses, not things we already have.

- Business
- Businesses need support
- Continued growth
- Develop programs to bring in outside revenue.
- Economic development
- Economic development, need the town to grow.
- Economic growth
- Employee wages
- Employment (2)
- Encouraging development of more businesses, industry...jobs.
- Fill the Spaces we have for rent - How to get businesses to fill these openings instead of all these empty buildings.
- Growing diversity and widening gap between extreme poverty and the comfortably wealthy. Need growth of professional level \$60,000 plus annual salary jobs.
- Industrial
- Jobs (2)
- Jobs/Business Opportunity
- Jobs-manufacturing
- Lack of employees at almost every major employer in town. Why aren't people willing to work?
- Lack of good jobs to keep educated young people.
- Lack of industry jobs
- Lack of Jobs
- Lack of restaurants
- Lack of retail shops (2)
- Lack of tax base could take away services.
- LGA dollars possibly being decreased.
- Lower taxes
- Maintaining industries
- Money
- More restaurants (2)
- Need to increase tax base.
- Needs to become more progressive.
- Not committing to expensive projects that could put us in financial straits later.
- Refugees taking tax dollars.
- Replacing businesses that close down town.
- Restaurant and store appeal.
- Retail (6)
- Shortage of workers.
- Slum lords ruining local economy.
- Small businesses and stores closing.
- Sustaining and encouraging retail.
- Tax structure for Minnesota companies limit investments.
- Tourism
- We need more retail stores.
- We think of Crookston as the city limits, instead of the gateway to Polk County. How do we leverage Crookston hotels for events in Mentor? Why weren't there community-funded shuttles from Crookston hotels to Chataqua? There are many things to do in Polk County, but the closest "infrastructure" to support tourism is Crookston. Let's get blatant about owning those resources instead of hoping people will find us if they are in the area.
- Workforce

### **Government/Leadership**

- Actions by the city council clinging to ways of the past are a step backwards and drives away young professionals from wanting to live in Crookston, leading them to live in other more progressive communities.
- An "old school" way of thinking and doing things in some city departments and boards.
- CHEDA working with City Officials.
- Fiscal responsibility on the part of the City Council.
- Getting council and staff on same page and then having effective communication with the cities.
- Holding city heads accountable for their jobs.
- Lack of business sense from the City Council.
- Leadership Vision
- Mayor/council continued drama that distracts from the work at hand.
- Reduced city staff.
- Same people running the city, schools and land use.
- True leadership as a whole that believes in this community and has an eye for opportunities to expand and grow our community.

**Housing**

- Affordable housing (6)
- Affordable housing and incentives for middle class.
- Affordable housing for non-subsidized working people.
- Affordable quality housing.
- Affordable senior assisted living.
- Development for single home building.
- Development for single home building.
- Downtown Apartments
- Expensive housing
- Housing - more apartments and homes in the \$120-\$170K range are needed.
- Housing (12)
- Lack of Apartment buildings for people to rent.
- Lack of apartments.
- Market value housing.
- More affordable housing (2)
- Not encouraging low income families to move to Crookston for free housing/welfare.
- Poorly kept rental properties attract crime.
- Residential Rehab/Maintenance.
- Rising homeless folks.
- Rundown houses in neighborhoods decreases the value for homes in the neighborhood.
- Safe and affordable housing to keep and attract residents.
- Stop building apartments for people who are moving here from the cities that are living off the system and not working to support themselves.

**Keeping and Attracting Business and Residents**

- Keeping business in town.
- Keeping people that work in Crookston living here.
- Keeping young adults.
- Keeping young people in town.
- Making our town more attractive to outside consumers and potential residents.
- People staying in town.
- Population (2)
- Recruiting young families.

- Retention of residents.
- Selling the community as a bedroom community to Grand Forks as a cheaper option.
- Ways to increase population base.
- Young people don't like it here.
- Finding ways to make people want to stay in Crookston for shopping, dining, recreating would go a long way to making the community better.
- More Jobs shifting to Grand Forks/Fargo.
- People not shopping in Crookston.
- People not shopping locally.
- People who have well-paying jobs in Crookston but live in other areas.
- Revitalizing Crookston's place as a tourist destination.
- More retail shifting to Grand Forks.
- Need for business recruitment and retention.
- Need for job creation.
- Need of businesses that attract the university students.
- Need to attract growth.
- Need to attract more affluent people to live here.
- Maintaining taxes at present levels and attracting new residents with jobs/low taxes.
- Not a lot of selection for restaurants most folks go to Grand Forks to eat.
- Getting more jobs...Getting more jobs....Getting more jobs.
- Getting new businesses into town (2)
- Growing tax base.

**Parks and Recreation**

- Adding recreation opportunities
- Bicycle/running trails and access
- Campground/water activities
- Central Park development
- Children's programs
- Decrease in family fun events
- Decrease in youth sports
- Events at Sports Center
- Facility Use/Lack of use and operation

- Lack of a community center
- Lack of outdoor activities (bike trails, walk trails, and river access).
- Lack of outdoor trails/river use, bike paths;.
- Lack of recreation (non-hockey) for our youth.
- Lack of recreation options, trails, river access, parks.
- Need better parks and recreation offerings.
- Not enough recreational trails and facilities...need more things to do. Make better use of the river, allow businesses to locate near river to promote use.
- One or two less hockey arenas at the CSC.
- Overbuilt sport center that runs at a deficit.
- Recreation
- Too many neighborhood parks.
- Total indifference to the Red Lake River which could be a HUGE benefit for this community if done properly.

## Safety/Crime

- Decrease in overall safety
- Drug Issues (2)
- Drug/alcohol related offenses
- Drugs/thefts
- Pedestrian Safety
- Recent violent crimes
- Too much crime
- Too much drug use
- Safety of community (Need low crime rate)

## Schools

- Education (2)
- Children leaving the school for other schools.
- Declining school enrollment (2)
- Decrease in student numbers.
- Improve school district, too many students leaving town.
- Improving the image, reputation and performance of the school district.
- Losing students from school district.

## UMC

- Embracing the University

- Making the city a more supportive college town for UMC and its students - more businesses that appeal to them, more entertainment.
- We should be a college town. We need to embrace the college; a town of this size needs to back the University. There should be a UMC flag hanging outside every store front, and the community needs to embrace and participate in UMC functions, whether it is sporting events or other community involvement.

## Other Topics

- Aesthetically pleasing with activities from community members and visitors.
- Appeal to younger demographic.
- Churches are too empty.
- Community Involvement (2)
- Continue to improve the summer flowers. This year they are the best ever.
- Destruction of small hometown feeling.
- Develop additional programs in the schools for kids. Example: the robotics program in Climax.
- Get people of all ages involved with the community - creates vested interest in the overall success/vision.
- Getting kids to get outside more.
- Go volunteer fire hall, like many other small towns.
- Good citizens are moving away.
- Have weekly summer concerts.
- Health and wellness aspects - access to great health care, community health partners that work together, support healthy choices in the community, access to trails-bike/walk/water, safe communities.
- Increasing the health and well-being of Crookston's current residents so that we keep them.
- Issues with being small city near Grand Forks.
- Lack of entertainment for adults. Something other than movies, hanging at a bar, or watching sports, and you have to go out of town.
- Lack of entertainment for young people.
- Lack of things to do, especially for teens and families.
- Lousy medical care.
- Making sure Crookston doesn't become a bedroom community.

- More attention to South end of town
- Nothing for young families
- Quality of Life
- Rebuilding social capital is essential for a healthy community. Getting people out of the homes and actively involved in the community is important.
- There are a limited number of young people investing in Crookston. When the current major investors in the community retire, who will take over? This includes volunteers as much as entrepreneurs.
- Upgrading infrastructure
- We can't get caught up in following what every other community is doing and forge ahead and make Crookston its own unique community.

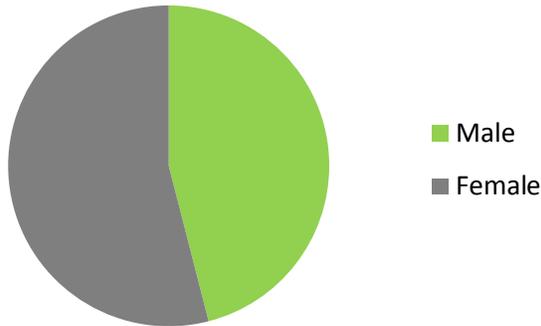
**Question 16. If you could change one thing in Crookston, what would it be?**

- Access to sidewalks or trails
- Be more aggressive in bringing events to town
- Better access to the natural resources
- Better liquor store
- Better paying jobs
- Better paying jobs and more housing options for market rate housing
- Bigger playground for children
- Bike path on the river
- Bring back a bowling alley
- Bring events to sports center
- Bring life back to downtown. It is what makes Crookston stand out, take advantage of our space we already have instead of building new structures.
- Build up downtown businesses
- Central Park
- Citizens complain that there aren't enough amenities but when someone is trying to start a business there is an up roar. We need a bowling alley and a better program with the pool.
- City Government
- Clean it up; many rundown houses and slum lords.
- Clean up the downtown and move the businesses that are at the Valley Tech park downtown instead of allowing that to stay there for as long as they want. Some of the businesses out there have been there for years. It should be used just as a startup opportunity.
- Close Riverview Hospital
- Close the homeless shelter
- Council concentrate more on bringing in more jobs
- Develop a more unbiased City Council.
- Develop a UMC classroom in a downtown building.
- Developing new businesses and our City Council doesn't think of the big picture. Meaning, approving a splash park without considering the ongoing costs. Or building a town square building on propriety we don't even own.
- Few less unstable people.
- Get a Chipotle.
- Getting serious about growth.
- Have the Council do a 5,10, and 15 year plan for the vision of the city. Then revisit it every few years to see if they need to change or put more resources to a project.
- I think the City Council needs to not micromanage so much.
- I would help develop the community center in the old Cathedral for kids.
- Improve collaboration between UMC and the community.
- Improve downtown development.
- Improve school district, too many students leaving town and Stronger Council.
- Improvements seem to be focused on the north side of town, wish it was spread throughout more evenly.
- Increase bike trails.
- Increase business/business owners in our downtown area. Make our downtown more lively 7 days a week.
- Increase entertainment: restaurants, movies, and bowling alley.
- Increase in youth sports, better communication for events.

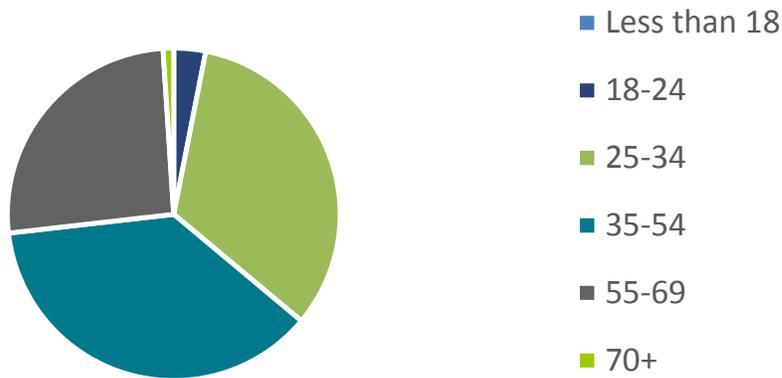
- Indoor recreational facility, such as a YMCA.
- Inspect and regulate rental property to reduce crime and increase better living conditions.
- Install a city council and CHEDA group that would focus 75% on new business/jobs, rather than housing and trails.
- Invest in more things to attract young families.
- Invest more grant dollars into the former flood plain areas to get neighborhoods cleaned up.
- Is that the community as a whole, would have stronger patriotism.
- Less friction between government and the public.
- Less windy.
- Love Crookston! I'd love to see development of connected trail systems, promotion and use of wonderful amenities and access to more healthy, fresh foods year round.
- LOWER TAXES as we were promised back in the 2004-05. NEVER HAPPENED after 2008. They have gone up steadily since while the youth population has greatly diminished.
- Make downtown a destination, charming, welcoming, places to be outside, improve mini parks and green space downtown.
- More business opportunities with people using them.
- More businesses
- More businesses - college kids are bored and transferring out because of this town.
- More funding available to transform downtown.
- More public accountability and transparency into Council and CHEDA performance.
- More restaurants
- Move hub of business closer to University.
- Move it 30 miles farther away from Grand Forks.
- Negative attitudes
- New signs at city limits--the current ones are cheesy and dated.
- Nicer parks
- Open central park to be a park again!!
- Please do not put the RV Park in Central Park. The city is really starting to use it again for family-friendly events (National Night Out, Ox-Cart Days Carnival, etc.). Where would you put those events if the park is full of campers? It's within walking distance for families/children... is there really nothing else that would work for the RV Park? I agree we need one, but why are the sites chosen so controversial?
- Prioritize economic development over quality of life issues.
- Quit trying to be more than bedroom community. It will not compete with Grand Forks.
- Redeveloping the downtown area....How can we get business into these buildings? Offer loans/grants to new businesses coming into town? We have a great downtown area; it would be great to have new shops, restaurants (not chains), etc. to fill these spaces.
- Refurbish sections of town and improve quality of life.
- Remove the old Cathedral
- Revitalize downtown - restaurant, grocery store, additional specialty shops
- Section 8/HUD housing
- Spending the tax money in better areas to help out the children of the middle class.
- Tear down all the buildings in downtown and build a new shops area like Maple Grove, MN.
- Tear down the unsustainable and unrecoverable buildings that make us look like a dying community so we can focus on the buildings that have been maintained.
- The attitude and opinions of Crookstonites. Very negative on change and low on involvement.
- The attitude of people toward goals set by the leaders and not stepping up and helping accomplish the city goals. People would rather complain about what is or isn't happening but do not want to attend any meetings to voice an opinion or give ideas or help support events.
- The elitist attitude of city officials or department heads.
- The negative feel of Crookston. I want Crookston to be a nice place to live, not just astatically but also it's in its attitudes.

- The relationship between the Crookston community and the University of Minnesota Crookston.
- The sidewalks downtown, they are elevated in different regions.
- To create attractive living spaces in now vacant upper floor spaces in downtown buildings.
- Try to attract more business downtown....
- Unkept houses, landlords should be responsible for crappy looking places that make neighborhoods look bad.
- Well-defined walking/biking trails and paths, with access to that network from downtown, major parks, and every neighborhood.

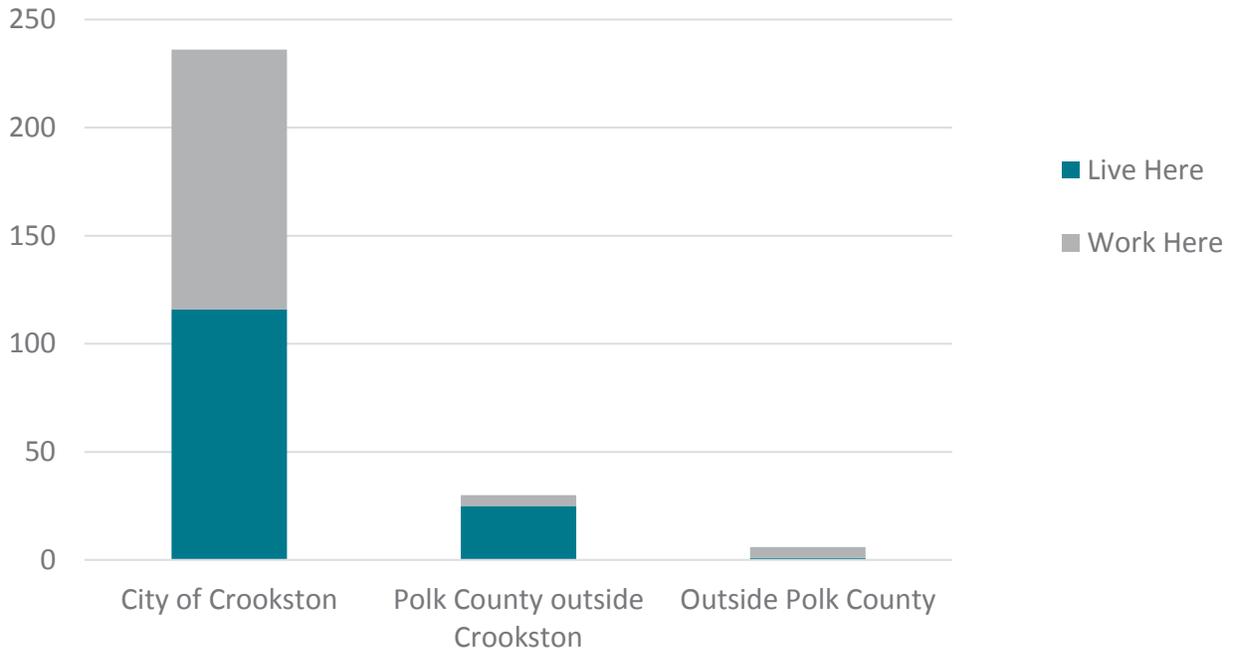
**Question 17. Gender of Survey Takers**



**Question 18. Age of Survey Takers**



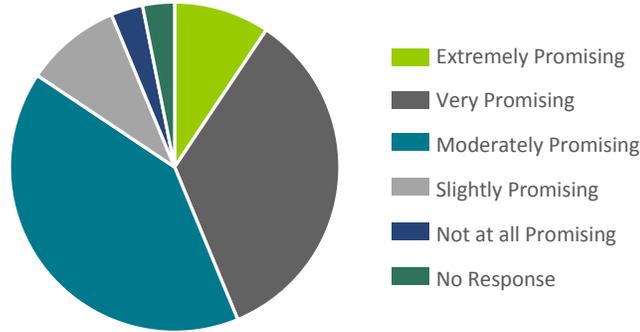
Question 19. Where survey takers live and work.



CROOKSTONTOMORROW

Community Survey Responses Received After to Preparation of the Draft Comprehensive Plan

Question 1. In your opinion, how promising is the future of the city of Crookston?



Question 2. How would you describe the “community character” of the city of Crookston?

- Crookston has a multitude of kind and generous people. Many practice this; love your neighbor as yourselves
- My family has lived here for five generations. Crookston is going downhill because of the trashy people. Care and Share attracts a lot of new colored people from the “U”
- Very poor, nothing exciting
- Small town atmosphere with a feeling of safety and friendliness
- People having good time at your business, friendly with a smile on your face
- Promising, hopeful and adolescent
- Friendly
- I love the character of people that have been around Crookston for all or most of their lives; and take pride in our town. Then in town, give character to the town. Some of the new people don’t seem to have that care of the town
- Not a bad place to live
- Boring: there is nothing to do in this town. We need a up-town full menu restaurant badly
- It’s more geared toward adults/seniors than children/teens
- Not sure
- Laid back pretty much
- Tightly knit and progressive, yet humble by decision
- Very good
- They’re working on it
- N/A
- Mostly delighting in life
- Friendly-accommodating most often
- I really don’t know
- Ok
- Neighborly and enlightening
- Small, friendly place to live
- Community seems eager to make the most of Crookston but seems to lack focus. Should pick a few things and do them well instead of many things
- Welcoming from city staff and most businesses
- Great place to raise a family. I like to think and believe that crime is low in the area
- Very effective for downtown area with the beautiful landscaping being done. Love the streets being filled with flowers, decorations etc.
- There are aspects that are great in this community but I think there is needs to be more options of things to do
- Can be very unwilling to change. Not much in the way of green or environmentally-friendly access or resources. Most seem unwilling to even listen or try ie. chickens, not much interested in organic, non-gmo or even trying to green what could be a beautiful place. People in power don’t seem to care at all about what people want

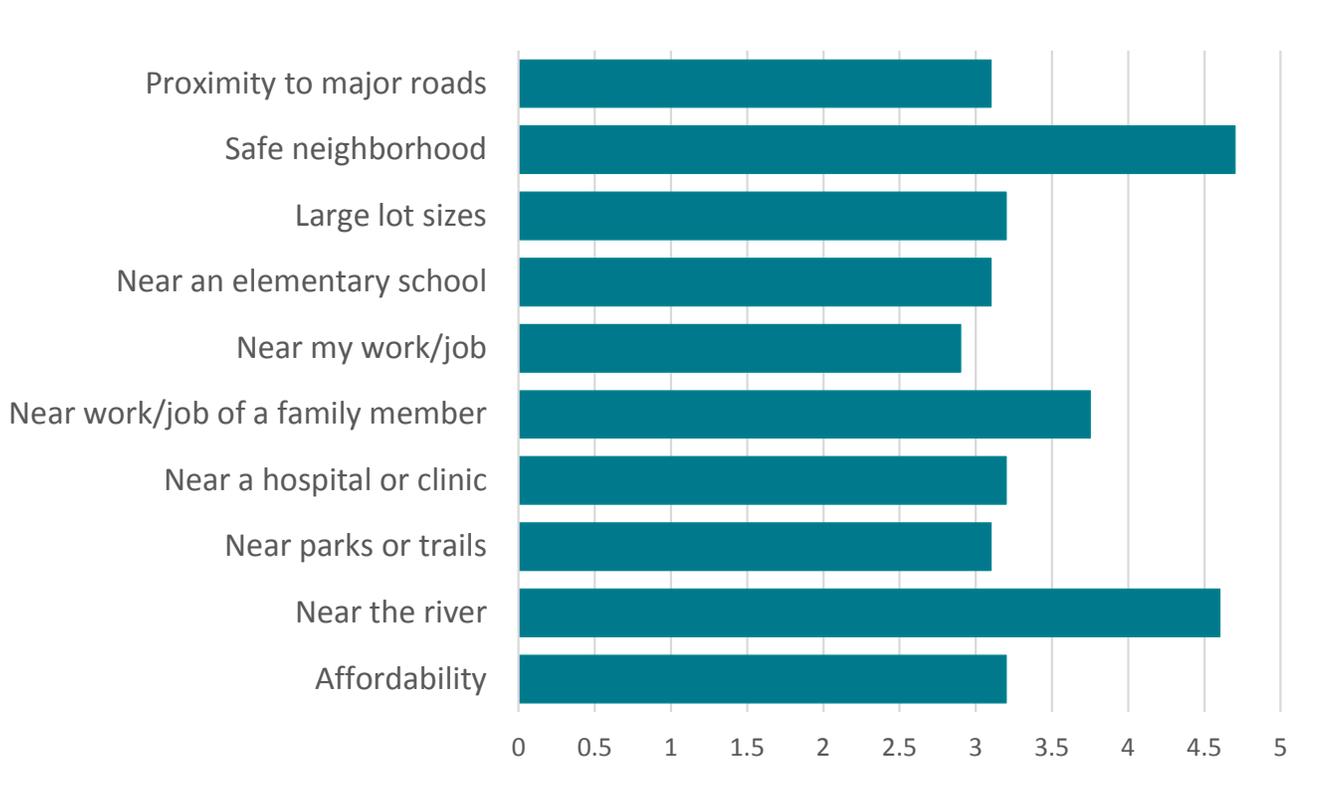
- A very mixed community of races, incomes, and ages. A growth in the Black population and some mixed race marriages. A lot of people in 20's and 30's are living together but not married in a small town atmosphere. It's harder now to keep track of who's the mother or father of whom. More than ½ the kids are on free lunch program, and a lot of non-married people take advantage of the system to be able to afford heat, and food. There is an increasing amount of crime and drug use in Crookston. Alcohol abuse is the norm. These groups need a place to connect. The establishment has moved to the lakes and to be near their grandchildren. Those that have moved to the lakes, do come back for health care. So sad, all that wealth and knowledge leaving and or dying off. Still it's safer to live and work here than to live and work in larger cities. To capture these young people and their young children, we must provide opportunities for relaxed interaction through play, food, fun education and entertainment.
- Very separated. The middle class population is full of cliques and not welcoming to the new people. The lower class has crime and drugs, No sense of "community" or "togetherness"

### **Question 3. What do you like most about living and/or working in Crookston?**

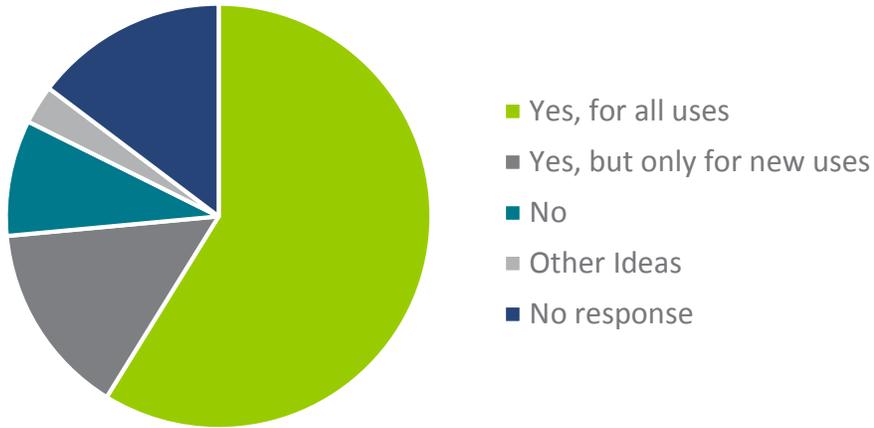
- I'm disabled and through the county and state I get wonderful assistance
- Walmart
- Being able to get places in a short time-groceries, clinic, hospitals, post office and drug stores
- Small town if they keep it that way. Friendly, neighbors helping out each other
- Size of town, proximity from home to work, benefit programs, public transportation and proximity to larger city – Grand Forks, ND
- It's my home I have been her for 65 years, I like the size of this town
- I like the fact there's not a lot of crime, for the most part, it's a quiet town
- Have accessibility to a Walmart and not having to run to Grand Forks as much; but still being small enough to know a lot of people and feel a sense of community. Having a nice theater with two choices of movies is nice. Having a college
- The "North End" is the place to live for good shopping!
- Small town feel, knowing your neighbors is good
- The only reason I'm here is because my elderly parents are here
- It's a quiet place to raise children. Friendly people and the police/sheriffs are helpful and seen to care
- Smaller city, close to everything we would need. We live in a decent part of town
- Nice place
- Quiet, clean, low crime, impressive agriculture and the "U"
- I like everything about living in Crookston, I'm very happy to be able to live here
- I'm very close to volunteer position
- My hometown
- The beautiful areas – no random houses etc.
- It has what I need as a retired person
- It was very good
- Summers
- I like the fact that Crookston is a small community and it has that feel, but we still have enough businesses that support our needs, and also fun places to dine and get together
- Being known on a first-name basis, knowing everybody
- It's a small town- friendly, fairly safe town to live in
- Still has small town feel

- Clinic’s, hospital, stores, we feel safe and like the people and parks. Well maintained and growing
- Good citizen’s with values and morals
- The ability to have locations of downtown close to housing for activities
- I like the small town vibe it has, but also the people here are friendly. The movie theatre is the best part
- Small
- Population 8,000. Not “small town” but not “big city”
- I love the small town atmosphere, and that I know most of the store owners can find a parking spot at all times, and have a hospital and clinics here. I drive 10 minutes to work, and can buy just about anything in town or can order it on the internet. I can attend as much or as little of community events as I want. I love that there will always be a spaghetti dinner somewhere for someone

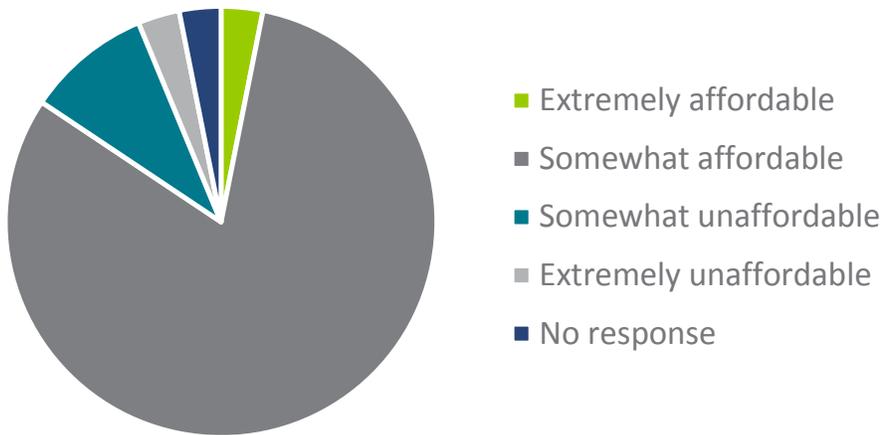
**Question 4. On a scale of 1-10, how important are the following to you in deciding where to live?**



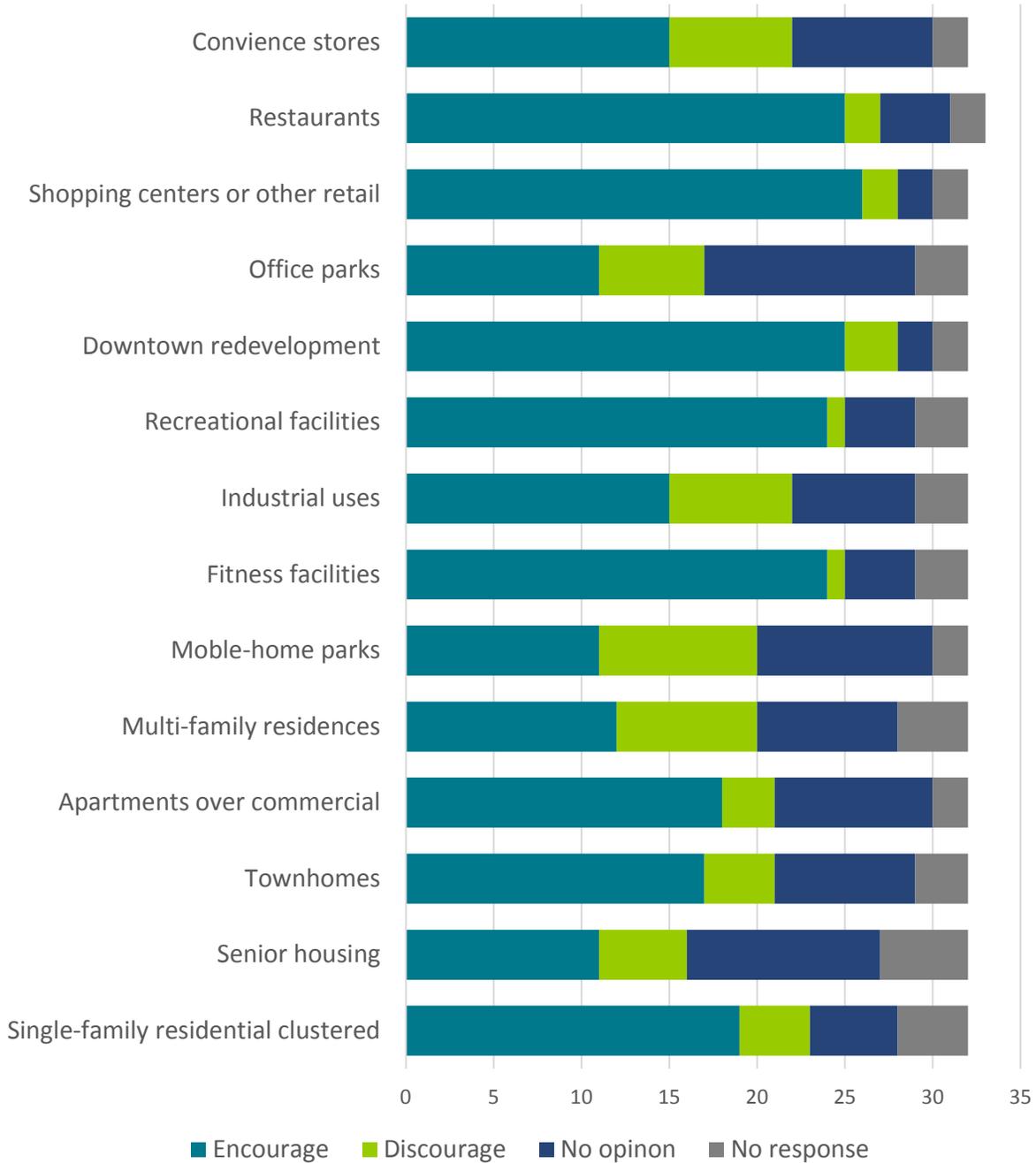
*Question 5. Should landscape and signage standards be developed along the gateways to the city?*



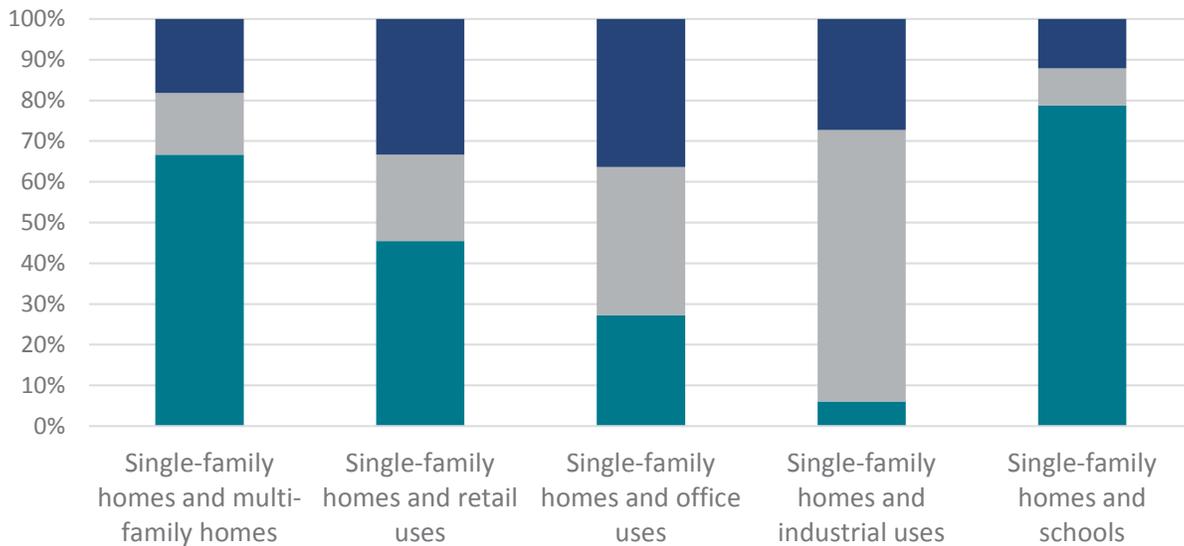
*Question 6. How affordable or unaffordable is the cost of housing in Crookston?*



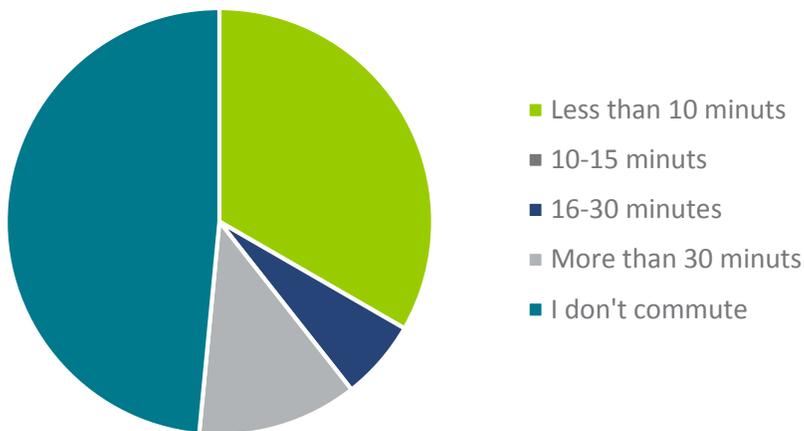
Question 7. Do you believe the City of Crookston should encourage or discourage the following types of development (response indicates the number selecting that land use. Multiple selections were possible)?



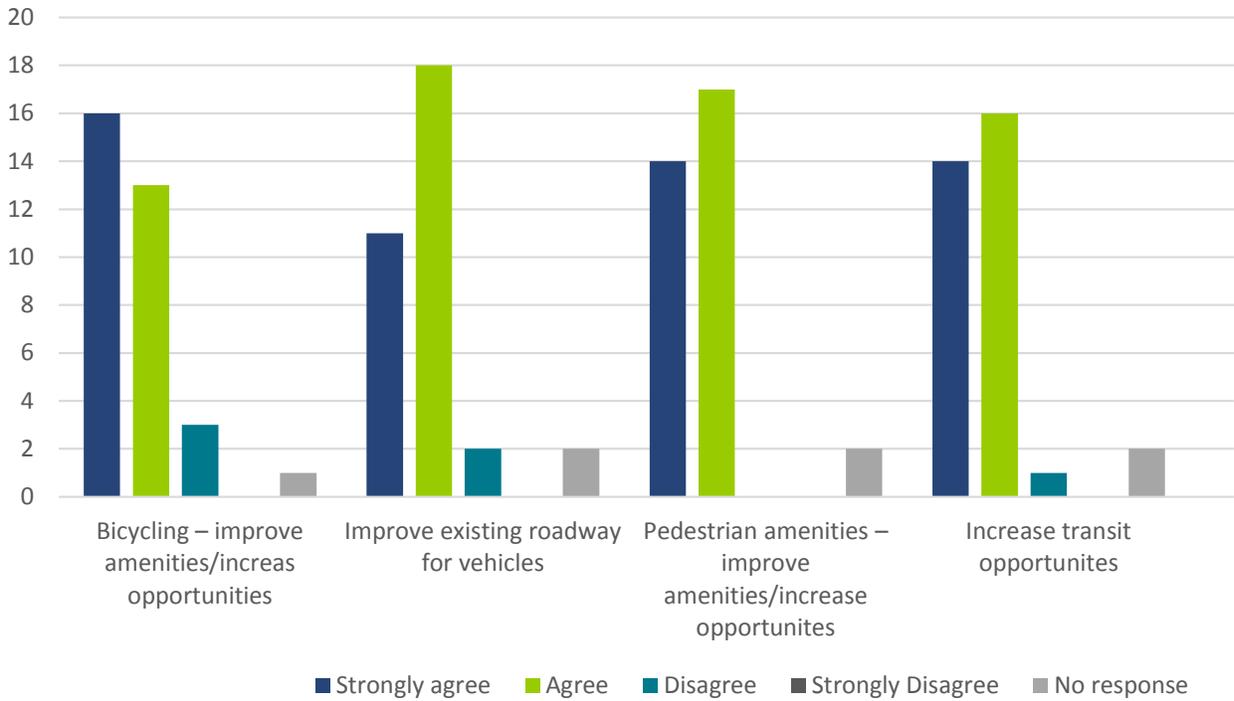
*Question 8. In your opinion, should these land uses be located next to each other?*



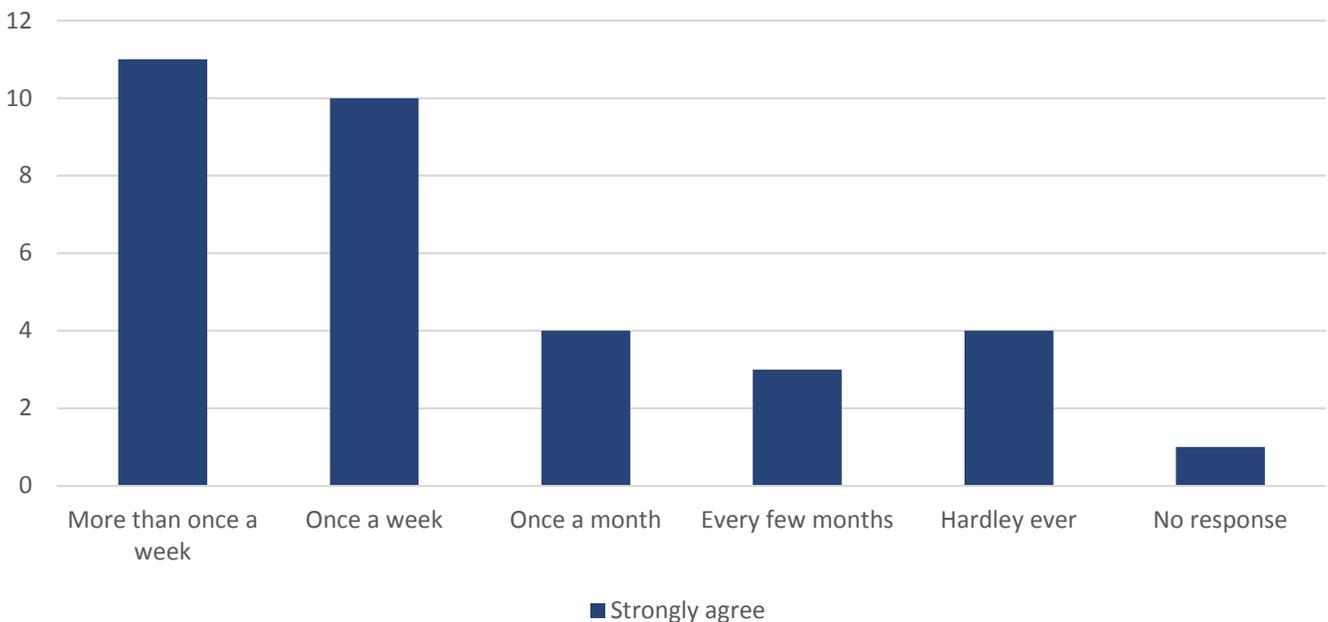
*Question 9. How long is your commute to work?*



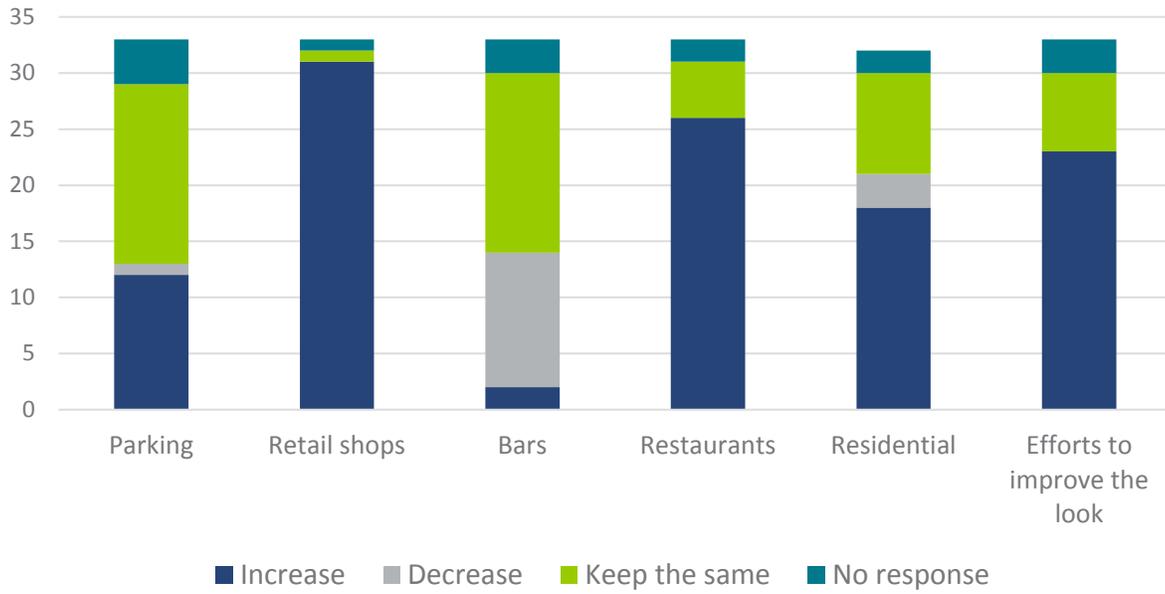
Question 10. In which of the following transportation alternatives do you think the City of Crookston should invest?



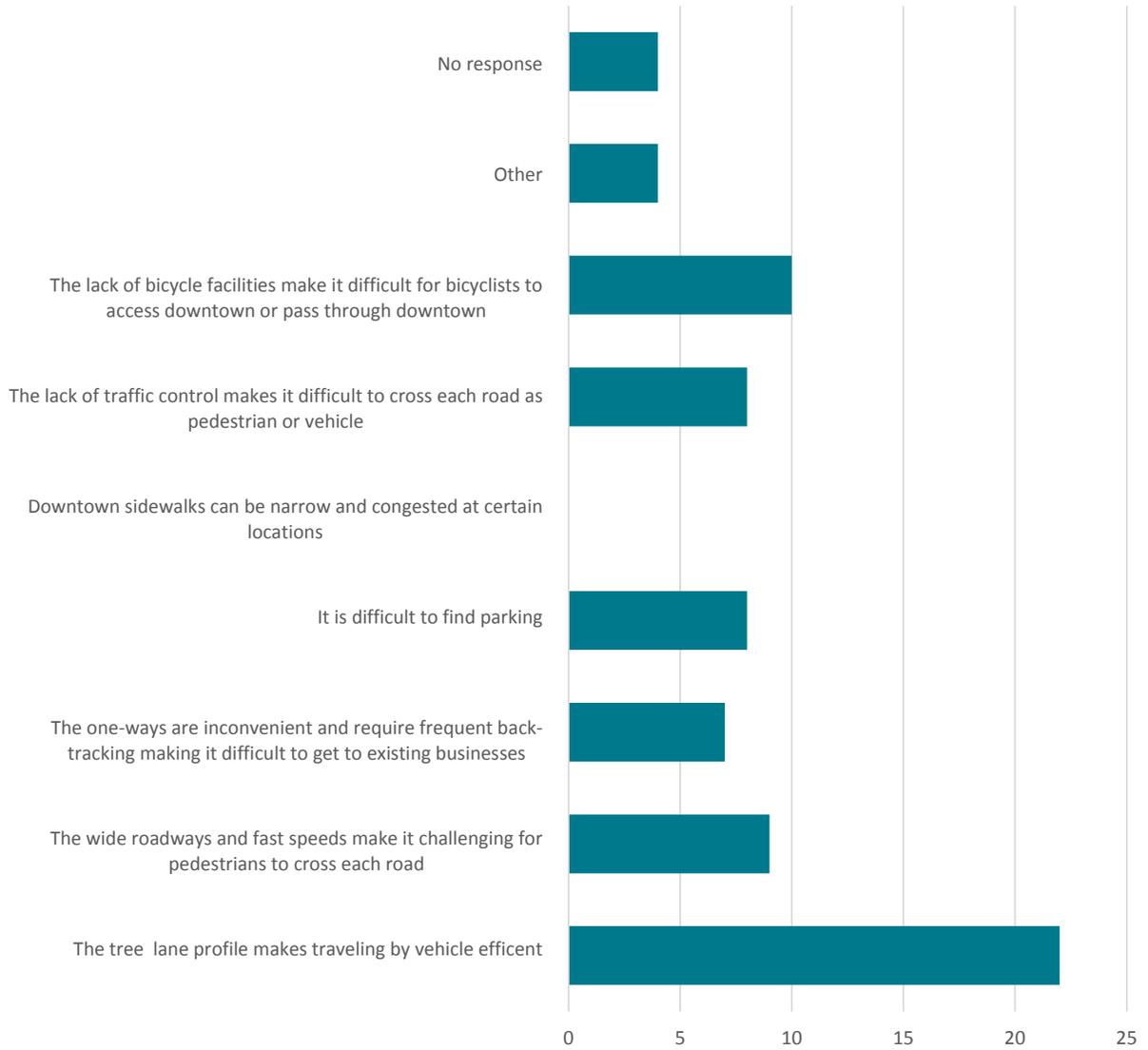
Question 11. How often do you patronize downtown businesses?



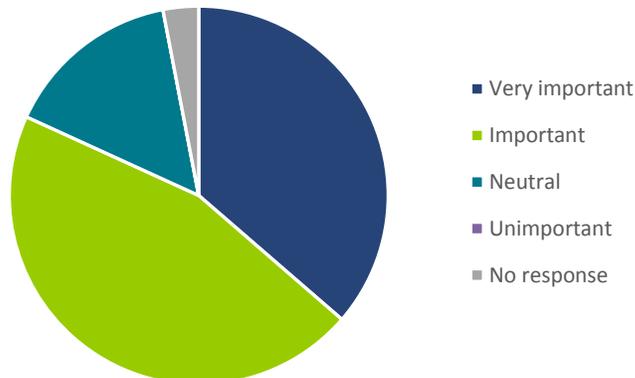
Question 12. To improve the quality of Crookston's downtown area, would you favor an increase or decrease in any of the following?



Question 13. How do you feel about the one-way roadways on Broadway and Main Street through Crookston’s downtown (multiple responses possible)?



Question 14. How important is it for the City of Crookston to become a more environmentally sustainable community?



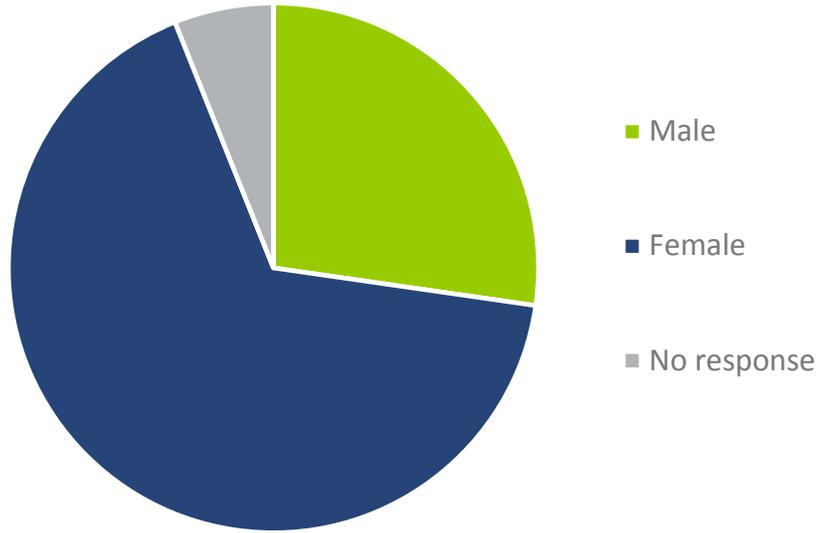
**Question 15. What do you see as the three most important issues facing the city of Crookston today?**

- Need a spiritual revival-call upon God
- Need to open more shopping stores downtown, remove cobblestone sidewalks or fix them, need to improve downtown
- Not being just a bedroom community, be open minded about new businesses and don't block them, safety from crime and day traffic coming to Grand Forks; therefore will trained and supported police force
- Get family and singer person involved with the community, music concerts in the parks and area. Handicap accessible for people who have hard time to walk around, especially uptown
- Lack of housing opportunities, places to live for single persons, apartment selections and people wanting/willing to work
- It would be nice if we could have an Applebee's or KFC. Mexican Village, Pizza Hut again or a Paradiso
- Too many empty buildings, you could turn them into residential or let in new businesses
- Maintaining, or growing our population, keeping our businesses going; so they don't have to close their doors, filling up the strip malls
- Rid the city of the junk yard SE of American Crystal and place many more street lights on Barrette Street
- Loss of small businesses, lack of night entertainment
- The park is a joke, there used to be an outdoor kiddie pool, food stand and swings and that was all very nice. The reason we don't have these things anymore is because our City of Crookston – City Hall employees are nothing but lazy and sloppy, city hall employees need to be cleaned up and fired
- Not enough resources for teens, drugs being brought into the community
- Becoming more "green", which was noted in Q14
- Nowhere for senior citizens to hang out, some more stoplights at places
- Crookston needs well thought out expansion and not to become the same urban chaos as many cities have become. We need to expand in the right way, keeping environmental health as a high priority for any projects that are going to be completed
- Business stores, retail stores and restaurants uptown
- Downtown renovations, single-family homes, improvement in looks downtown
- More concern about the environment, less waste, recycle lumber from old homes instead of knocking them down
- Need more downtown stores
- Closing businesses, older homes remaining empty while new ones are built
- Diversity, loss of independent businesses and crime
- Lack of good variety of restaurants
- Maintain, increase population, revitalize downtown along with adequate housing for various income levels
- Housing, safety and funding
- Housing cost, my areas need price where new areas of housing are higher, keeping downtown alive whether businesses, or turning former businesses to apartment, abandoned places just left to sit and rot till need to be torn down
- Things for kids to do, need a community center, keep kids on the right track, downtown development, restaurant, stores, people need to support them, more things to do, will help overall advancement
- Being willing to listen to the people and change with the times. Being more green/caring more about the environment. Getting better options into town, for shopping and entertainment
- School system, bullying, lack of programs/opportunities for kids, would like to see swimming, dance and gymnastic classes and camps
- There are a lot of issues in Crookston, we need a place for youth, a lack of arts education in elementary schools and art therapy, music therapy, performance space, historic preservation, economic growth, decaying downtown, at-risk youth, substance abuse, mental illness, loneliness, and increasing diversity, lack of meeting places, and the school system in the US is failing our kids socially, educationally and emotionally. The most important issue is developing a place for all to meet and feel comfortable

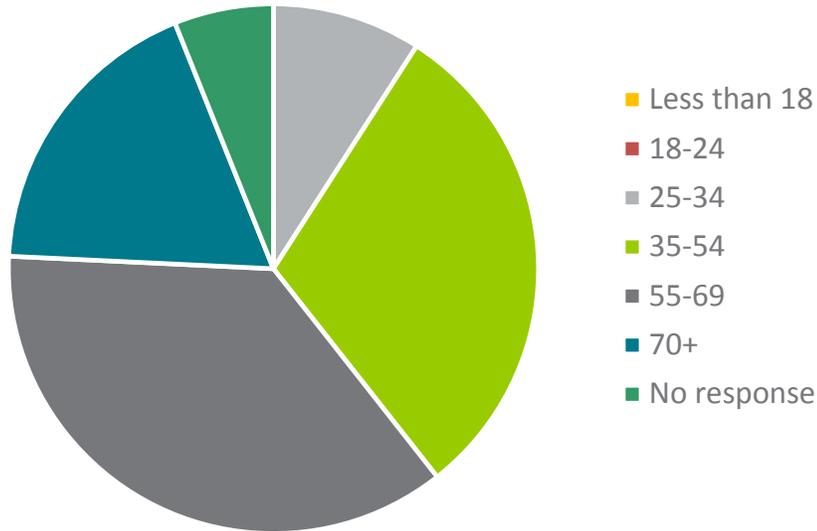
### Question 16. If you could change one thing in Crookston, what would it be?

- Nothing, I enjoy the city of Crookston as it is
- Downtown is getting too many offices, we need more shopping stores
- Better and more safer disabled senior capabilities to get around on scooters, etc.
- Bar is open too late at night, 12pm is a good time to be closed before all bar fights start
- More cab and bus availability, if even just during peak hours
- Add some rolling hills and pine trees and lakes, LOL; in all seriousness add a few more choices of restaurants. Pizza Hut, Olive Garden, Village Inn
- Remove junk yard on south end of Crookston, it's a disgrace
- How law enforcement treats citizens
- Close Crookston's Club Bar, the only thing to do in Crookston with my grandkids if they are not involved in sports is take them to a movie, that's sad. The January 22,2016 Crookston Times opinion page that Mike Christopherson ran the "I.M. Customer", says a lot about this town
- Resources/activities for our children K-12. Community ones not school-related
- Add more recreational facilities, encourage folks to be more active (some place the whole family can participate)
- More minorities on police force, such as Native Americans, even security will work
- We need a Pizza Hut restaurant
- More stores to shop in, the sidewalks are not safe to walk on, too rough, would prefer plain cement
- Downtown
- More clothing stores downtown with shoe sales as well
- Develop "Take Away, Give a Book, a monthly brochure (maybe a newspaper) combine all book folks w/library program, used from Care and Share, etc. and ordinary
- Lower taxes
- Nothing
- More sidewalks
- Crookston used to have winter shows, rodeos, monster trucks in my younger years, also bowling, roller and ice skating, not much to do for the kids, tourism
- City had clear vision and communicated it well- "Crookston is family friendly" or "Crookston is a city of parks and recreation" or "?", and everyone build on that theme, businesses, schools and churches, etc)
- Mayor, council members more visible, not only at election time and more police
- I like this community and I'm happy to be a part of it. Every citizen should take pride in taking care of it. Driving in the winter is a challenge and for everyone's safety I would like to see them get the snow clean up better on the roads and streets
- To provide some type of use for buildings to be kept in place
- I really think there needs to be a community center a place children can go, along with anyone. At this moment kids don't have options and that's when they make poor choices
- Become more green and environmentally friendly, listening to the wishes of the majority of the citizens
- More events and programs for families and kids
- The one thing that can answer a lot of issues we face is the development of the old Cathedral as the meeting place to feel comfortable with each other through active engagement in arts activities. To further develop the concept of education and therapy through play is to create "children's hands-on activity centers" for math and science projects as well. These all fall under the category of "children's museums", and access to a variety of grants is available for programming. These "museums" can fill empty buildings downtown, but it will be a struggle to find operating costs for "teacher – therapists" to staff the places. The place to fund it is through the use of a "Flood Fund" type mechanism which will be received favorably because nothing is more important to Crookston than its kids

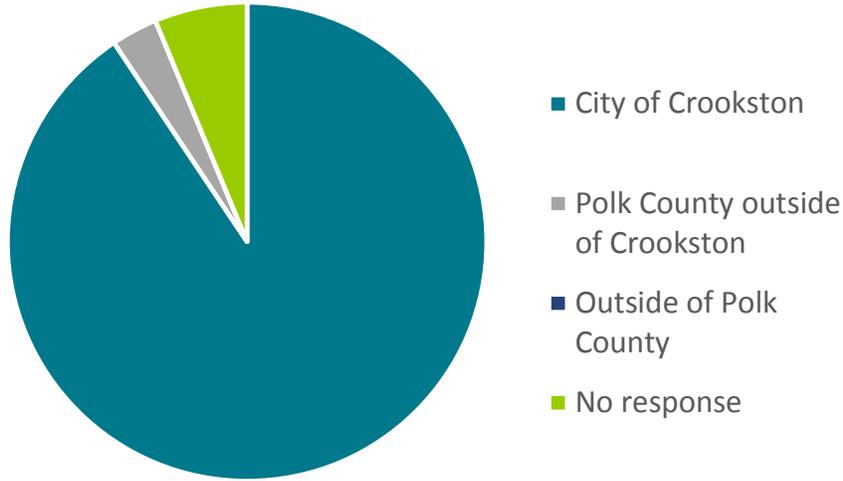
*Question 17. Gender of Survey Takers*



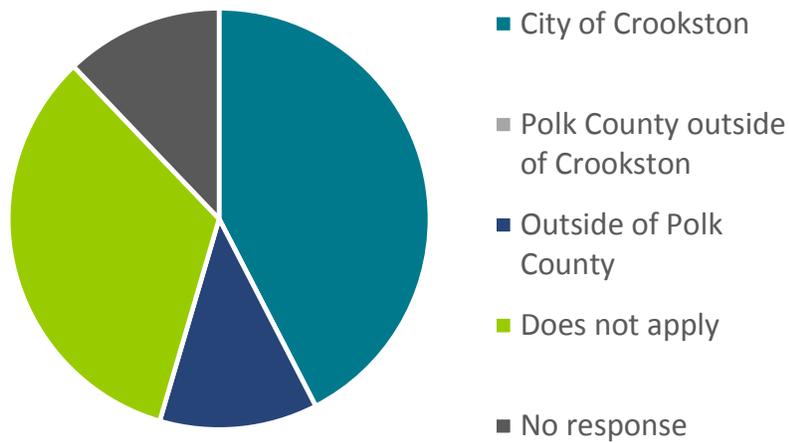
*Question 18. Age of Survey Takers*



Question 19. Where Survey Takers Live



Question 20. Where Survey Takers Work





# CROOKSTON

TOMORROW

*Comprehensive Plan 2035*

Crookston Snapshot 2015

# APPENDIX two



## DEMOGRAPHIC AND ECONOMIC PROFILE

Understanding of key characteristics and trends that affect Crookston’s people helps us plan for the city’s future. This appendix presents and interprets demographic and economic factors that have an impact on the city’s physical and community development. These variables include population trends and forecasts, income, employment and housing characteristics.

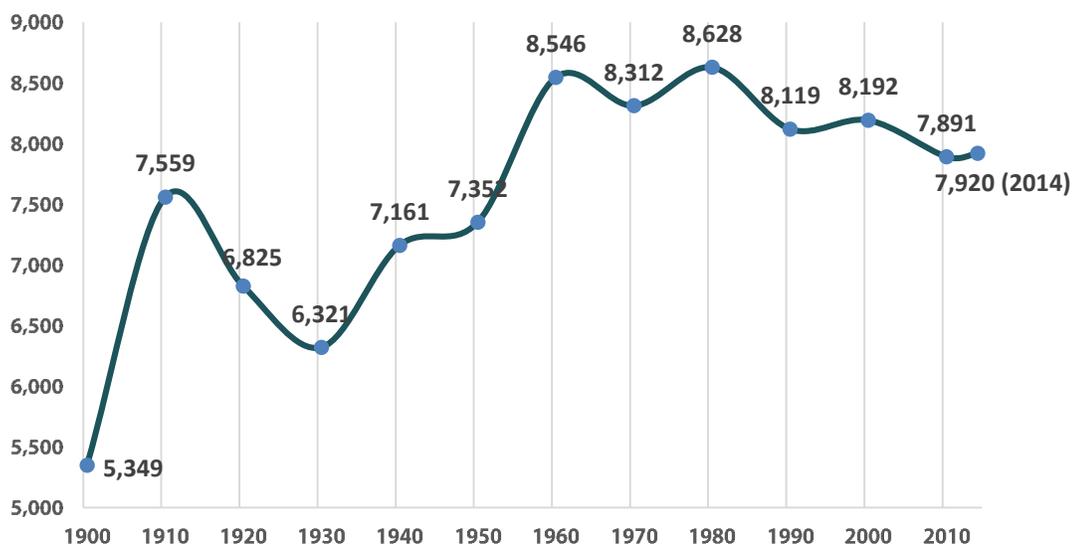
### Population

This discussion looks at Crookston’s historic population change and includes forecasts for population growth for the next twenty years. These forecasts provide the basis for calculating future land needs for residential, commercial, and industrial development.

#### Historic Population Change (Figure A2-1)

Population trends in Crookston reflect national and regional events including the area’s initial growth surge, the growth after World War II when people moved from the farms to the cities for employment. More recent decreases reflect the changing family size and the pull of major cities over smaller communities.

Figure A2-1: Population Growth in Crookston 1900-2014



Source: 1900-2010 decennial census

The most recent population trends in Crookston and Polk County are shown in Table A2-1. The 2014 population estimates credited Crookston with a moderate population gain of almost .4%. Recent growth in Crookston has been modest but is close to that of other regional cities, and

is very similar to East Grand Forks’ growth. Generally, a good standard for healthy growth in a mature, non-metropolitan community is an annual growth rate in the range of 1%; Crookston’s is about half of that. Figure A2-2 maps Crookston’s current population.

Figure A2-2: Population Map

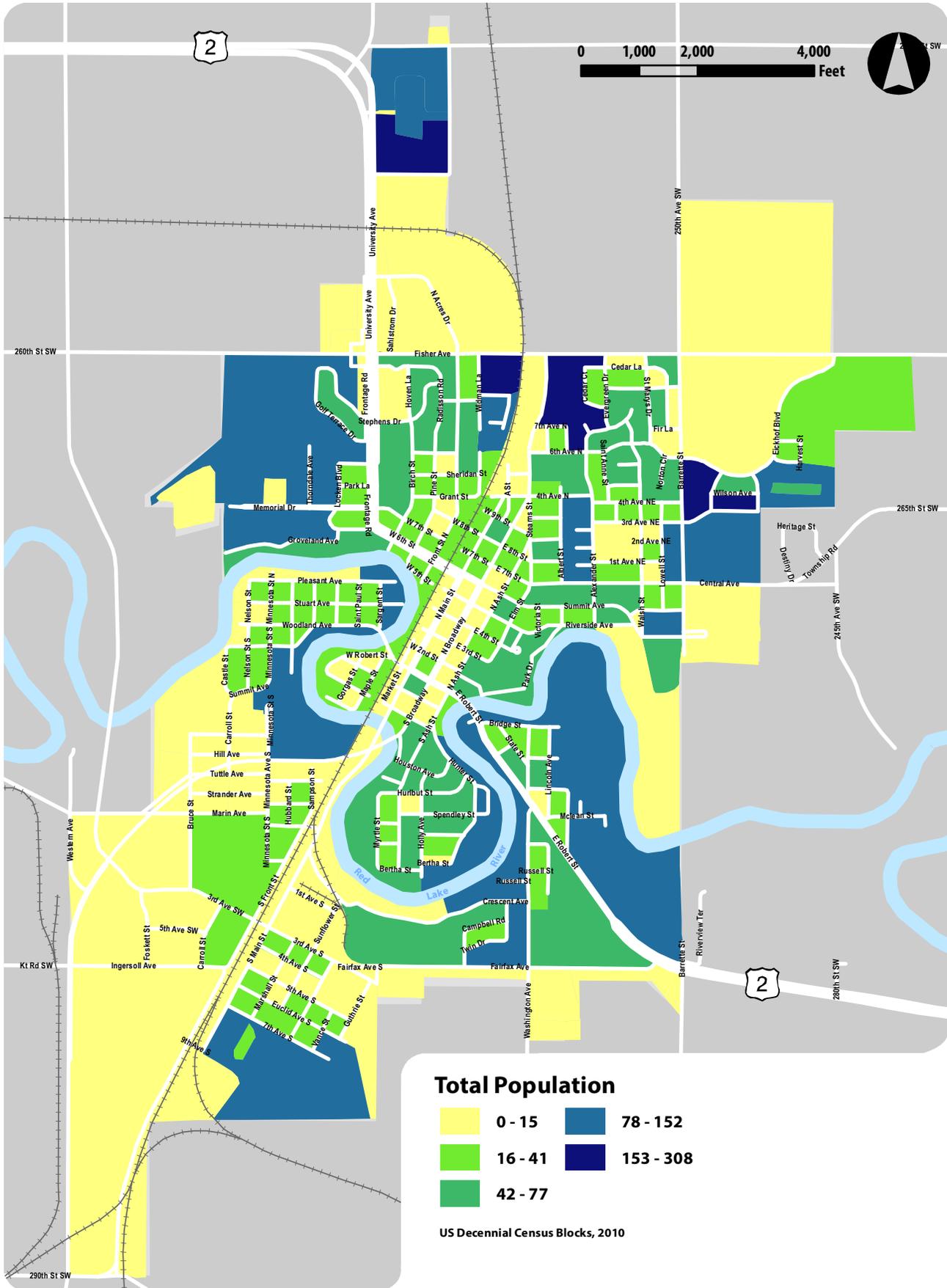


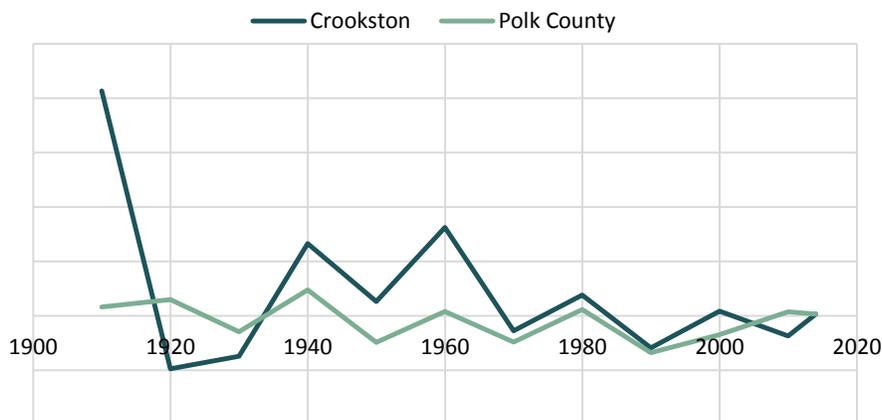
Table A2-1 Population Trends 2000 – 2014							
			2000-2010		2010-2014		
	2000	2010	# Change	% Change	2014	# Change	% Change
Crookston	8,192	7,891	-301	-3.67%	7,920	29	0.37%
Polk County	31369	31,600	231	0.74%	31,704	104	0.33%

Source: 2000 and 2010 decennial census, 2010-2014 American Community Survey

### City Growth

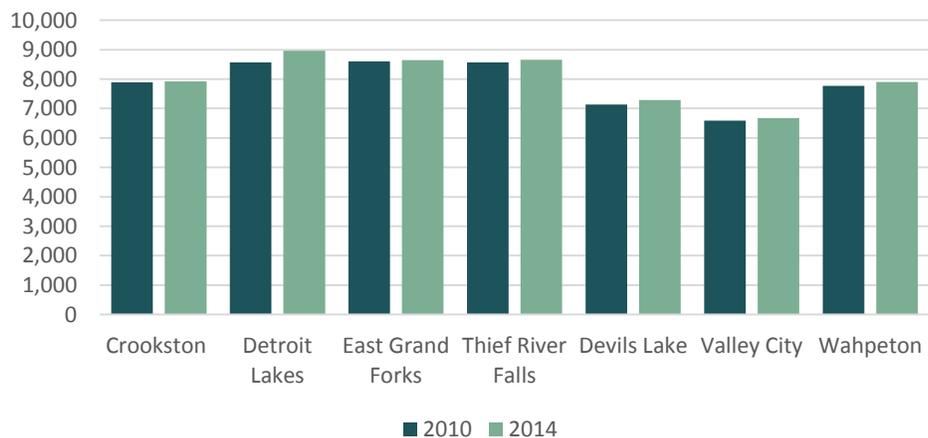
Crookston’s proportion of total Polk County population grew from 15% in 1900 to a high of 26% in 2000. The city has been approximately 25% of the total county population since the 1960 US Census. With few exceptions, as shown on Figure A2-3, the city has mirrored the county’s growth pattern but has had a higher growth rate than the overall county. As shown on Figure A2-4, Crookston’s recent growth is comparable to other area cities, both those in Minnesota and those in North Dakota.

Figure A2-3: Population Change in Crookston and Polk County



Source: 1900-2010 decennial census

Figure A2-4: Growth in Other Area Cities

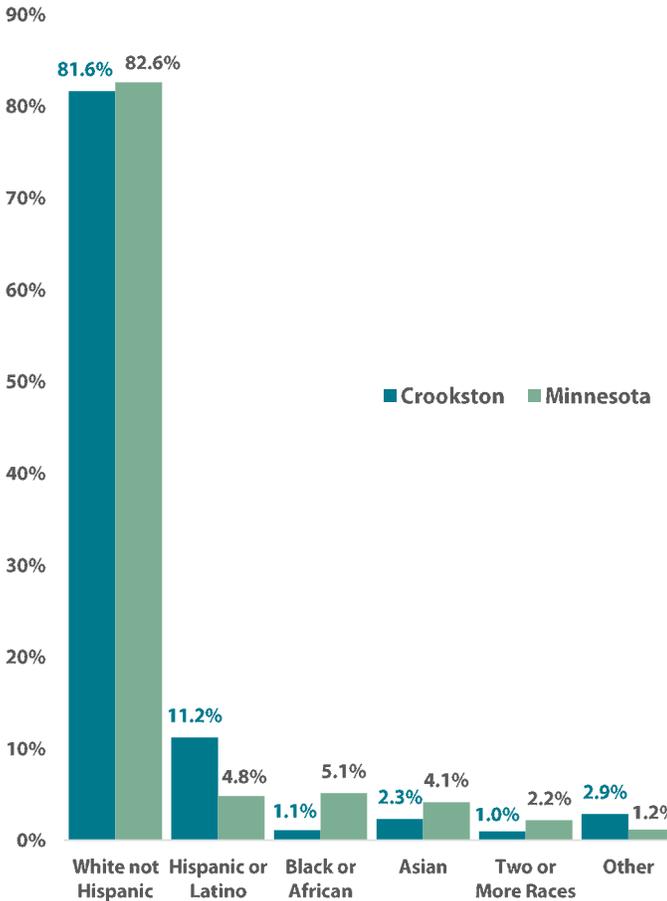


Source: 2000 and 2010 decennial census, 2010-2014 Community Survey

**Race**

The city’s racial/ethnic composition is shown in Figure A2-5. Nearly all of Crookston’s residents are White non-Hispanic.

**Figure A2-5: Crookston and Minnesota Racial/Ethnic Composition**



Source: 2010 decennial census

**Age**

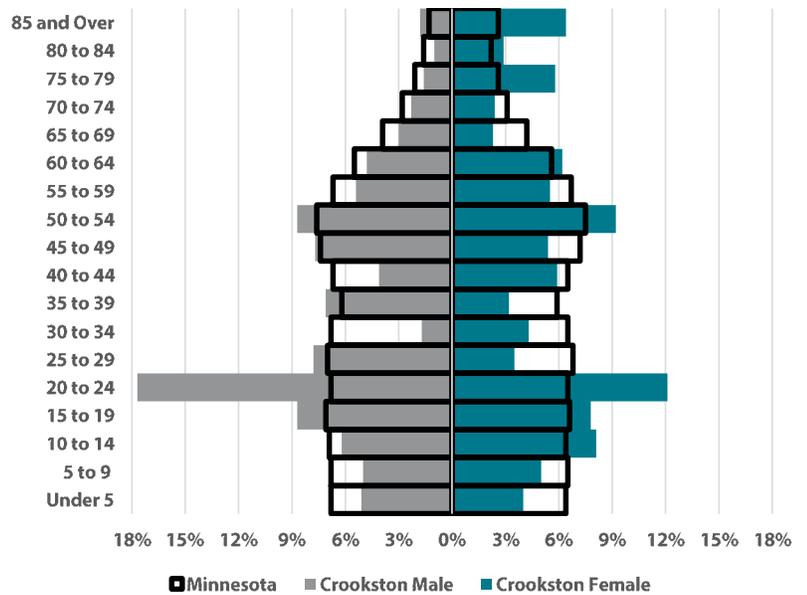
An age cohort comparison between Crookston and the State of Minnesota in 2010, shown in Figure A2-6. This is not a typical Minnesota population profile.

- Approximately 18% percent of the male and 12% of female city residents are between ages 20 and 24. These percentages are significantly higher than statewide percentages, especially for the males.
- A red flag for the city’s future economic growth is the low percentage of people in the 30-34 cohort. These older millennials are beginning their

careers and families. “. . . there is evidence that many millennials also want to live in suburban single-family homes, even if they live in cities right now. Picket fence and all.... Especially in the older millennials, we’re seeing a move towards more traditional patterns, just on a delayed time frame.”<sup>1</sup>

- The low percentage of young children (under age 9) gives evidence of a slowdown in the number of younger households coming into the city.

**Figure A2-6: Crookston and Minnesota Age Cohorts**



Source: 2010 decennial census

Crookston’s median age is 36.1 according to the 2013 American Community Survey. Figure A2-7, which depicts the median age of Crookston’s residents across the city, shows no clear distribution of age groups. The city’s median age is considerably lower than the statewide median of 37.6 years or Polk County’s median age of 39.8 years (Figure A2-8).

**Figure A2-8: Median Age**



Source: 2010 decennial census

<sup>1</sup> Wall Street Journal Generation Y Prefers Suburban Home Over City Condo, January 21, 2015.

Figure A2-7: Median Age Map

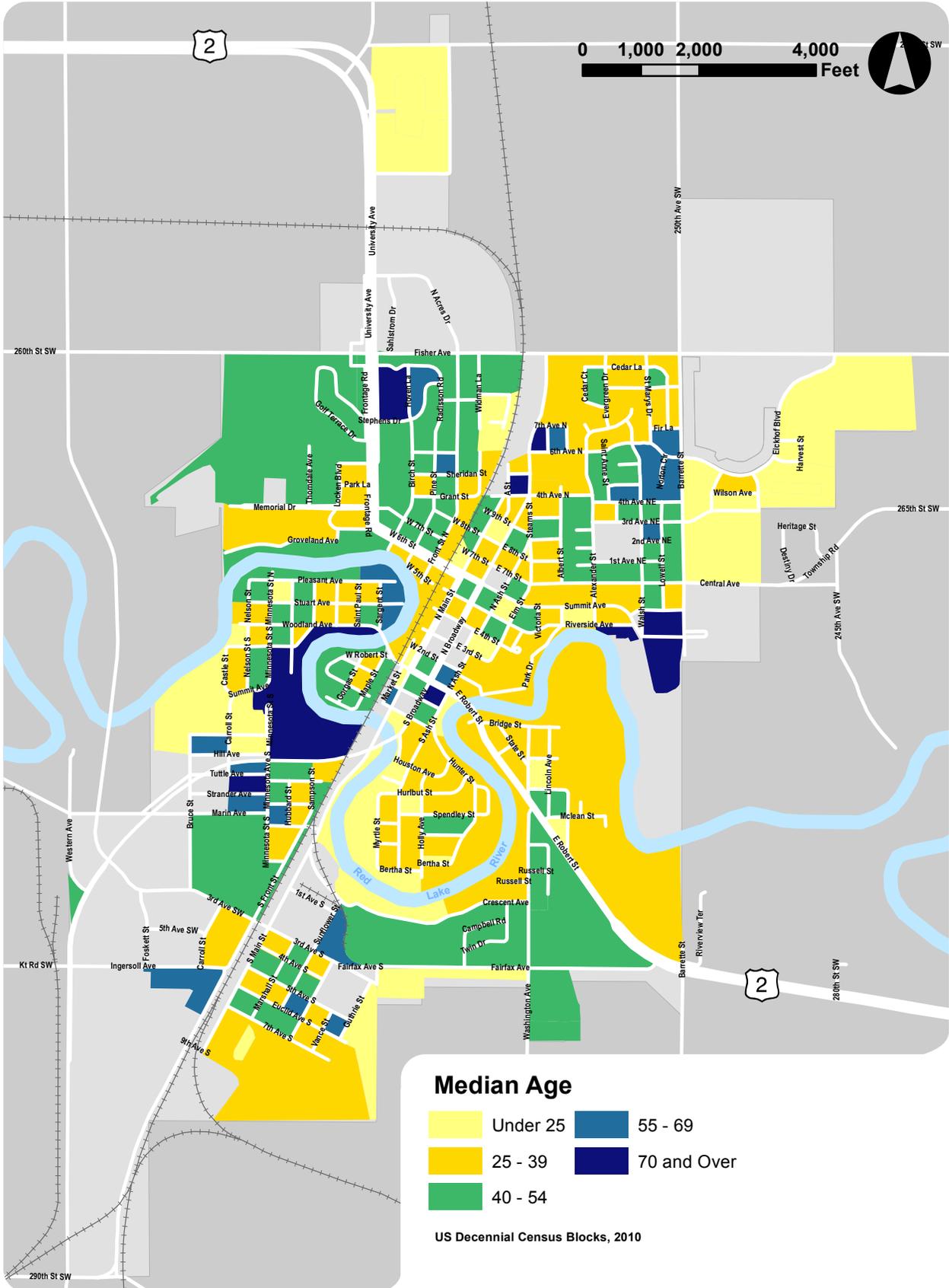
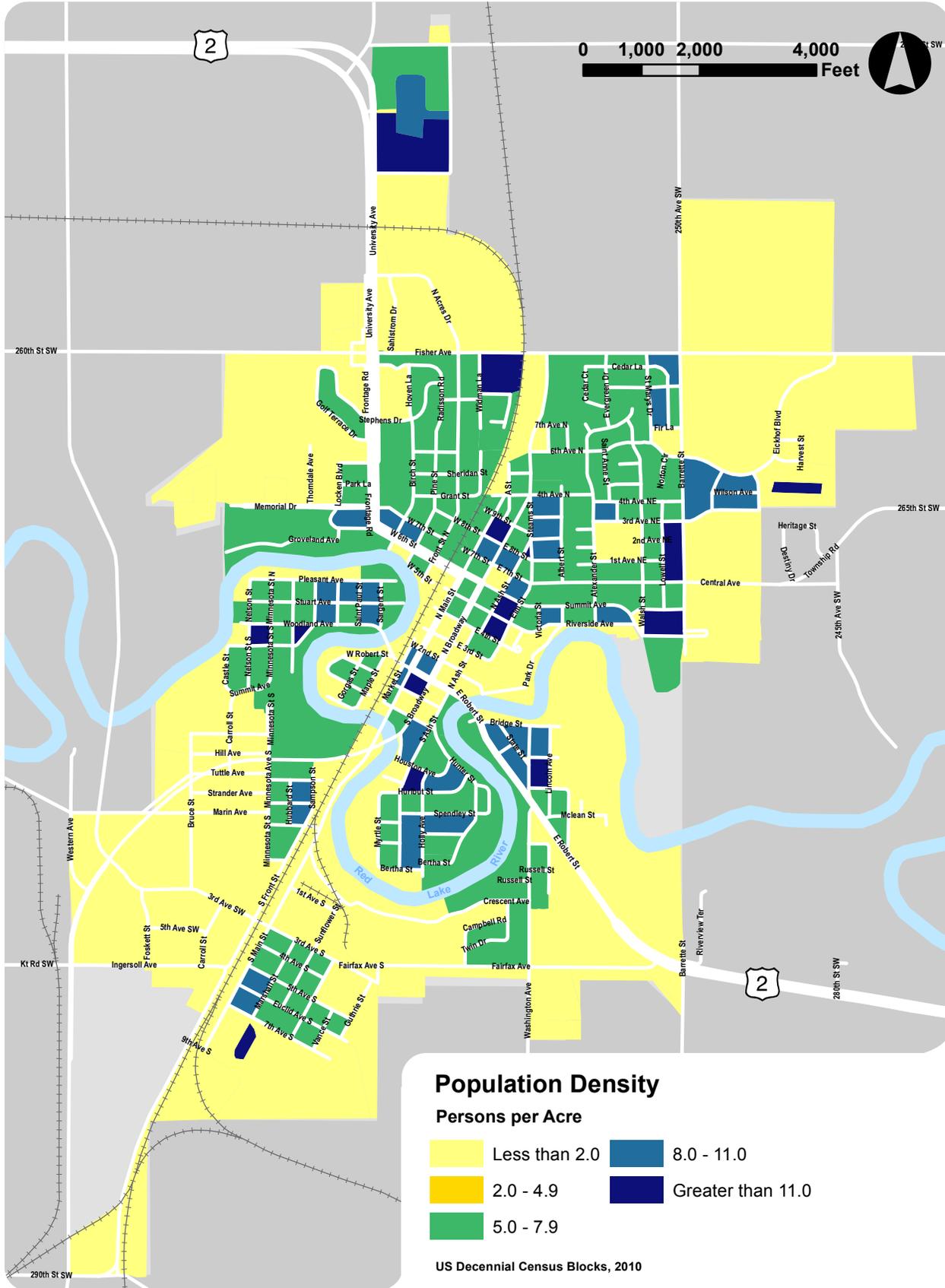


Figure A2-9: Population Density Map



**Density**

Population density is shown in Figure A2-9. The more central parts of the city show the highest densities, with some areas more than 11 persons per acre. While the more outlying areas show the least density, the density calculation also reflects areas with no residential development.

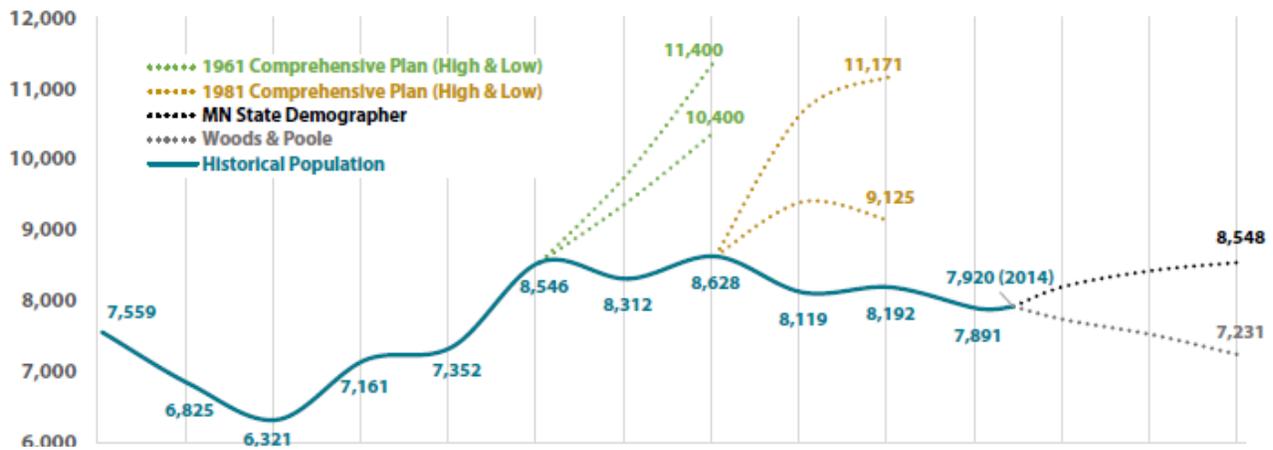
**Population Change**

Projecting future population is an essential first step toward calculating future land needs for residential, commercial, and industrial development and community service needs. Several population forecasts have been developed for Crookston including those in the previous comprehensive plans which projected much higher growth rates than the city experienced. Figure A2-10 also includes two recent projections, one done by the Minnesota state demographer and one completed by Woods & Poole. Given the uncertain economic climate and the probable rate of technological change between

the present date and 2035, it is impossible to describe the future face of the city with much certainty or precision. However, utilizing the current projection range should provide, at this time, a valid basis for the future land use plan. All of these projections have been included; the last two population projections are the only ones extending to this plan’s 2035 horizon.

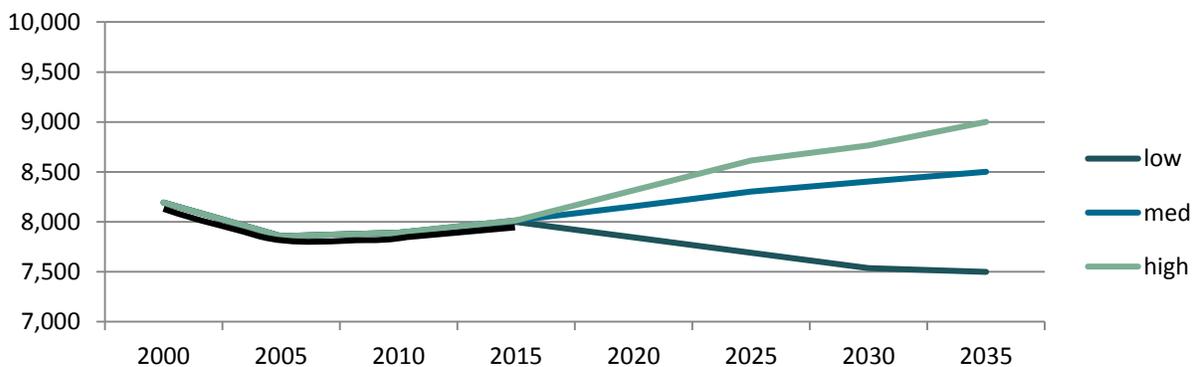
For the future land use map, a population range between approximately 7,500 and 9,000 will be used for 2035 (Figure A2-11). These figures, adjusted for a 2035 planning horizon, bracket those of the state demographer and consider the city’s growth as compared to Polk County’s growth. In order to determine the acreage needed for each land use category in the year 2035, the acreage of existing land uses, as compared to the city’s overall acreage, is used as a basis or starting point. Empirically, it can be expected that acreage requirements for all uses, particularly residential uses, will increase as Crookston grows. Generally, acreage for non-residential uses will increase correspondingly.

Figure A2-10: Historic Population Change



Source: Crookston Comprehensive Plan 1961 and 1981, Minnesota State Demographer, Woods & Poole, 1910 - 2010 Decennial Census

Figure A2-11: Crookston Population 2035-Range



Source: KLJ

**Economy**

**Employment**

Based on recent estimates, Crookston’s workforce is employed across the following sectors: manufacturing; trade, transportation, utilities; education and health services; leisure and hospitality; public administration and other services. About 36% of the city’s workers are employed in education and health services. (Figure A2-12). The city’s top five employers are Riverview Healthcare, Crookston Public Schools, American Crystal Sugar Co, University of Minnesota-Crookston and New Flyer of America (MN) Inc.

**Figure A2-12: Crookston Employment**

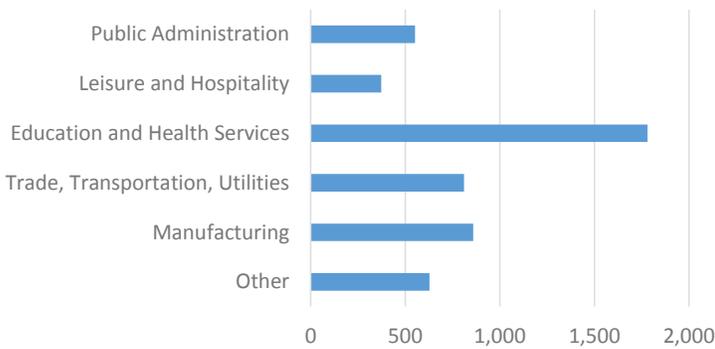
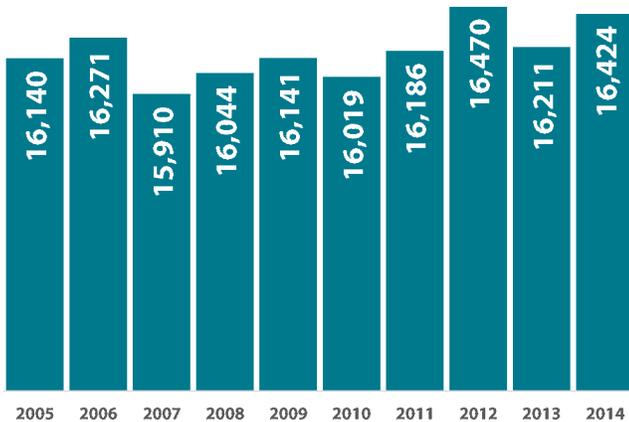


Figure A2-13 and Figure A2-14 depict total employment in Polk County and Crookston since 2005. County employment grew by an overall 1.8% between 2005 and 2014, with the largest single-year gain occurring between 2011 and 2012, at the same 1.8%. Polk County, similar to other rural communities of the Midwest<sup>2</sup>, has plateaued since then and moved back towards normal economic growth. The city’s employment growth has followed a different pattern with its strongest growth, almost 8%, between 2007 and 2008.

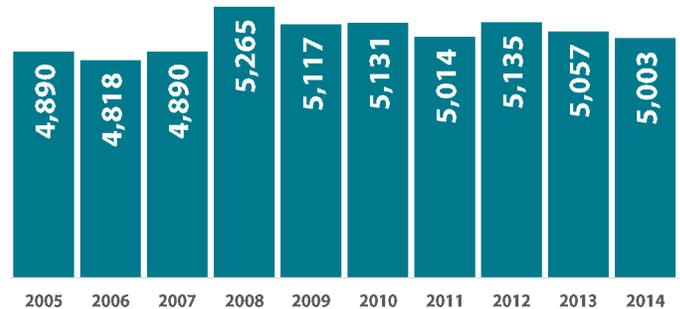
Polk County’s average unemployment rate (Figure A2-15) did not decline during the Great Recession as much as was observed in other parts of Minnesota. Most recent unemployment rates for both the county and the state are the same as they were in 2005: Polk County is 4.5% and the statewide rate is 4.1%.

**Figure A2-13: Polk County Total Employment**



Source: Labor Market Information Center, Job Service Minnesota, Quarterly Census of Unemployment and Wages (Annual Average)

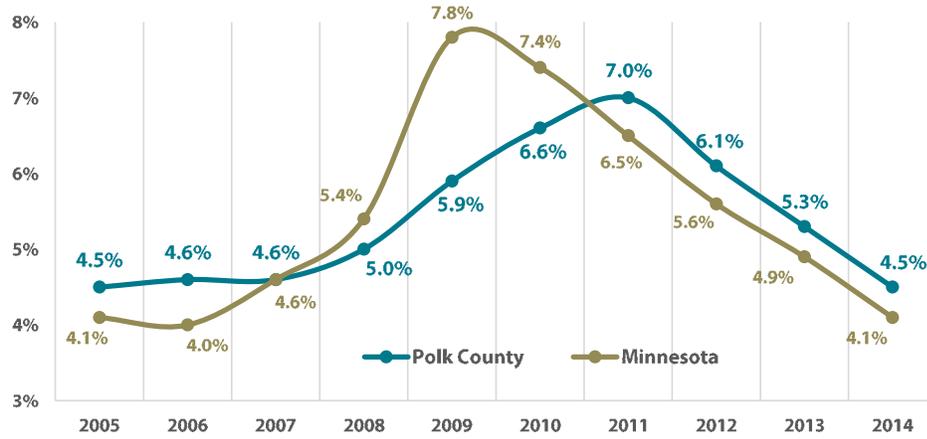
**Figure A2-14: Crookston Total Employment**



Source: Labor Market Information Center, Job Service Minnesota, Quarterly Census of Unemployment and Wages (Annual Average)

<sup>2</sup> Leading Economic Indicators Index

Figure A2-15: Polk County Unemployment Rates

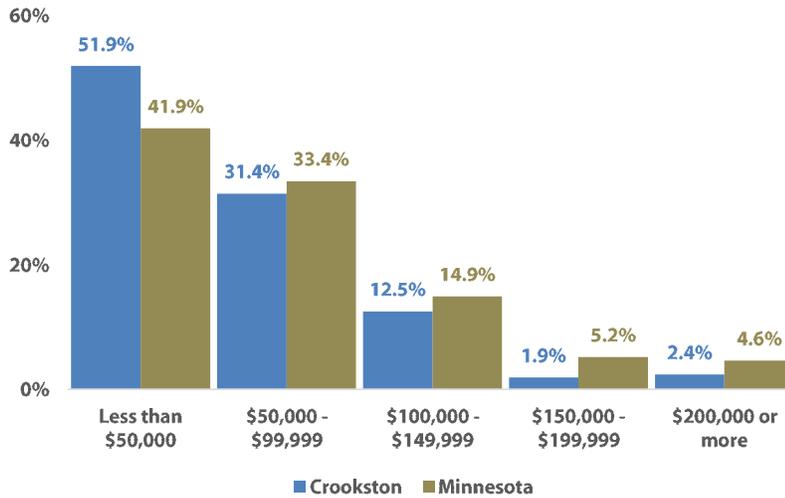


Source: Labor Market Information Center, Job Service Minnesota, Quarterly Census of Unemployment and Wages (Annual Average)

**Income Characteristics**

Crookston’s median household income (in 2013 dollars)<sup>3</sup> of \$47,101 is higher than Grand Forks’ median household income of \$43,436 but lower than the \$59,836 for the state of Minnesota or the \$53,046 US median. About 50% of the city’s earners are employed in the traditionally lower-paying sales and service sectors. Crookston’s income distribution is shown on Figure A2-16.

**Figure A2-16: Crookston and Minnesota – Median Household Income**

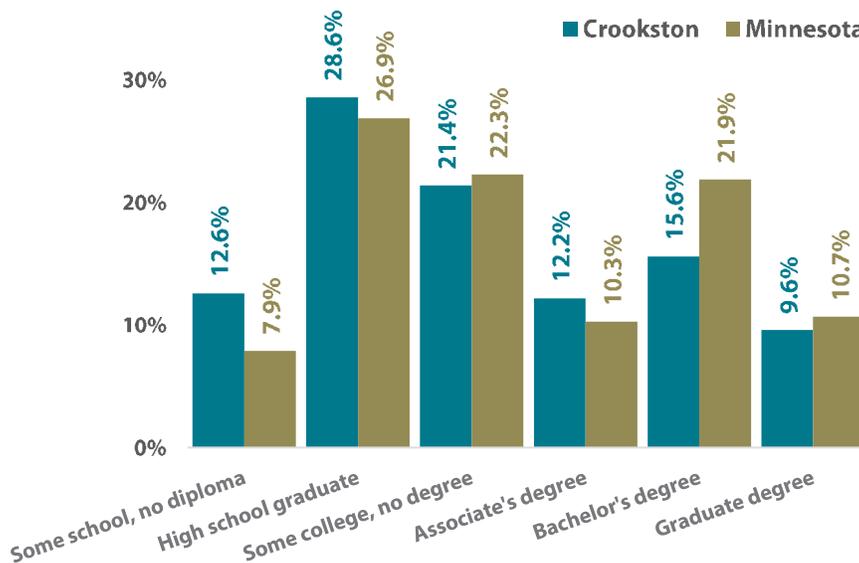


Source: 2010 decennial census

**Education Characteristics**

Crookston’s education levels are generally lower than the overall state levels as shown on Figure A2-17. The most significant difference is at the Bachelor’s Degree level. Approximately 16% of Crookston residents have a Bachelor’s Degree and statewide that level is 22%.

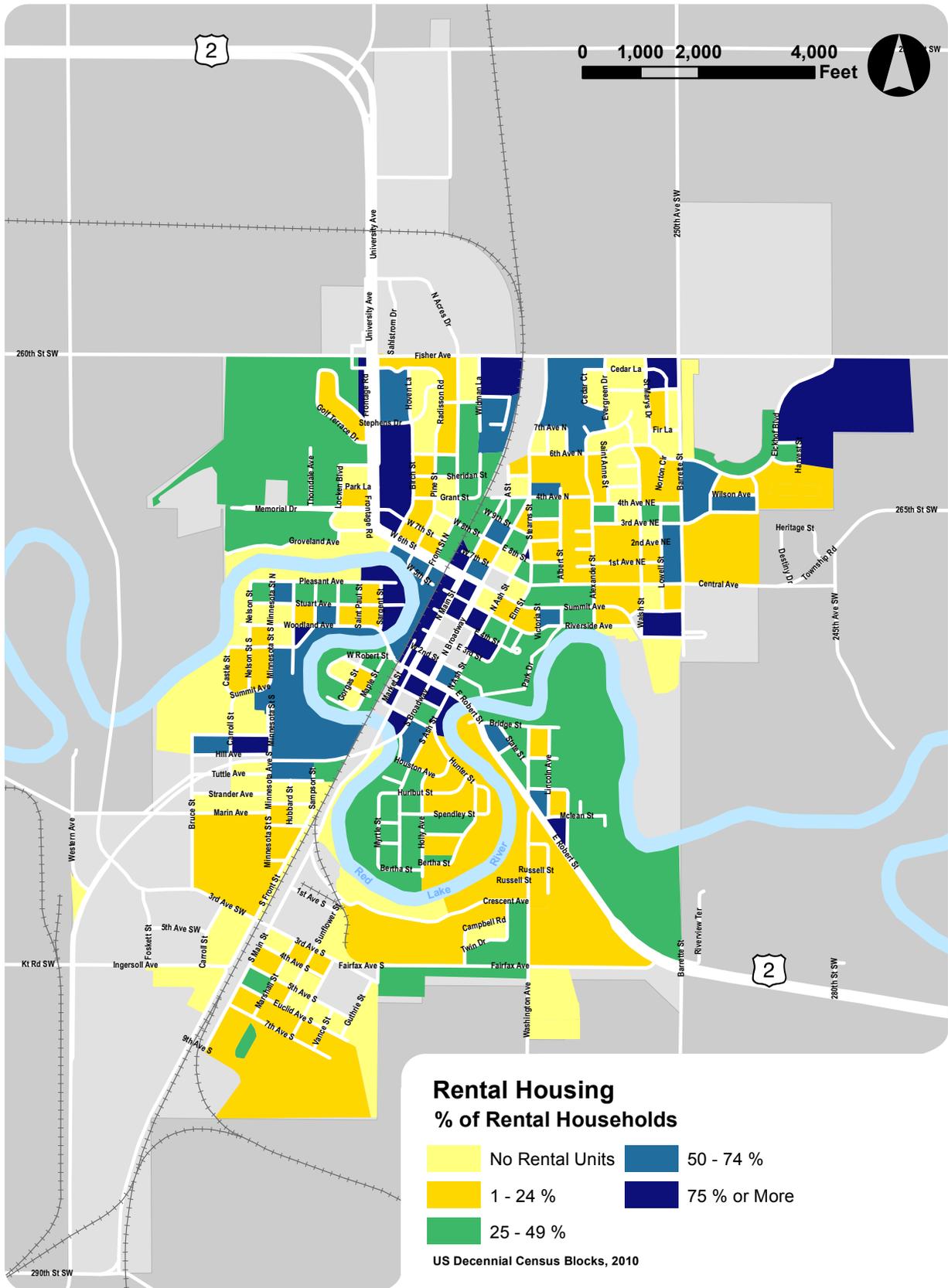
**Figure A2-17: Crookston and Minnesota Education Levels**



Source: 2010 decennial census

<sup>3</sup> US Census QuickFacts (Median Household Income 2009-2013)

Figure A2-20: Rental Households

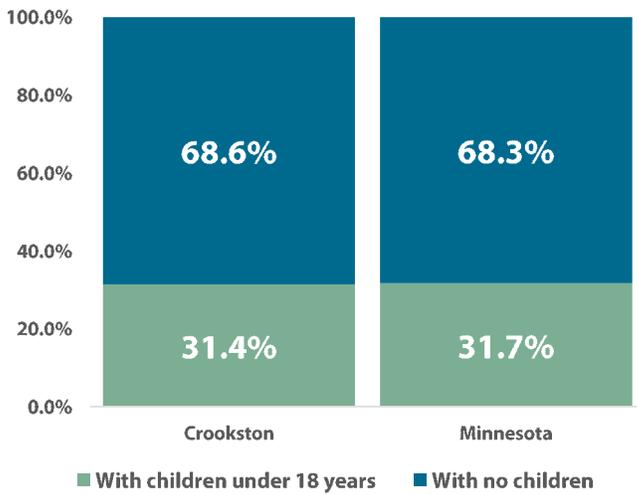


## Housing

### Occupancy

The 2.27 persons per household in Crookston is less than the state's average of 2.47 but the percentage of households with children under 18 years of age is comparable to the state's (Figure A2-18). Housing occupancy for Crookston and Minnesota is shown in Figure A2-19. Most of the city's housing units are owner-occupied but the percentage is significantly lower than statewide figures. Rental housing is located across the city but more prevalent along the main thoroughfares as shown in Figure A2-20. Crookston has a relatively common balance of owner and renter-occupied units. More than half of the city's housing units are owner-occupied. Primary markets for rental development include people who prefer renting to owning at a specific stage of life, are transitioning to residency in Crookston, cannot get mortgage financing under tightened underwriting standards, or cannot afford to own a home.

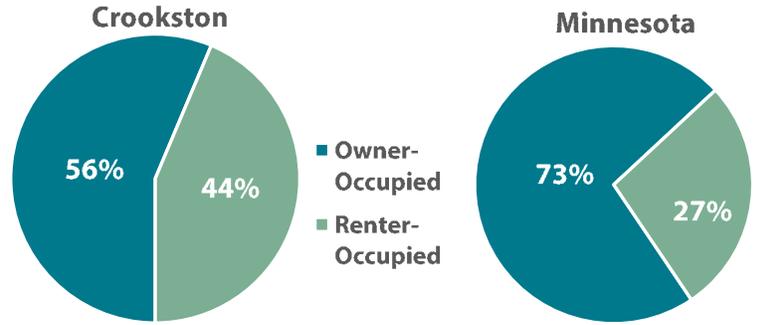
**Figure A2-18: Crookston and Minnesota – Housing Units with Children**



Note: A family consists of two or more people related by birth, marriage or adoption residing in the same housing unit

Source: 2010 Decennial Census, American Community Survey 2009-2013 Estimates

**Figure A2-19: Housing Occupancy**

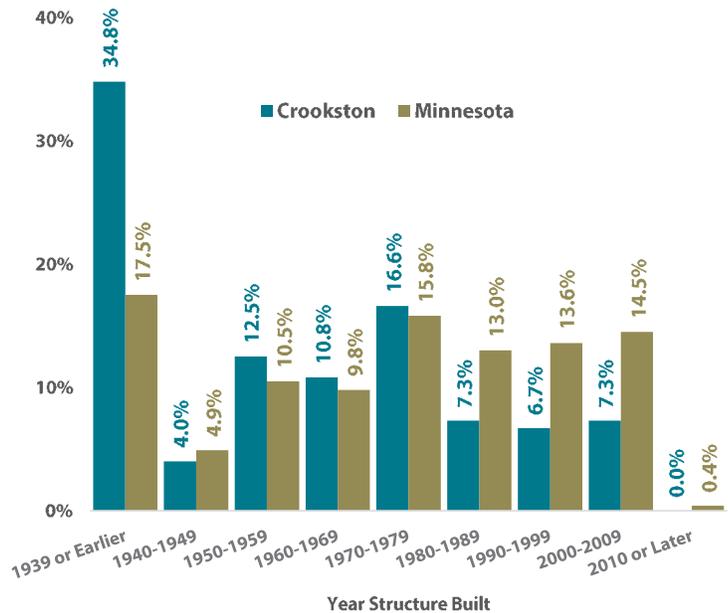


Source: 2010 decennial census

### Structure Age

The age of housing in Crookston is shown in Figure A2-21. Virtually all of Crookston's housing was built before 2009 and more than 50% was built before 1960. Figure A2-22, which indicates the age of housing structures within the city illustrates the city's expansion from its historic beginnings and outward development.

**Figure A2-21: Crookston and Minnesota – Age of Housing Units**

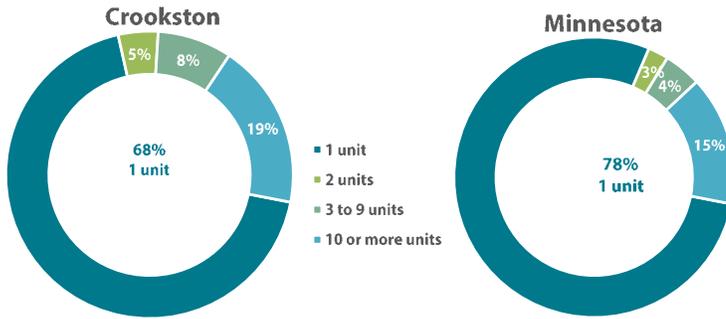


Source: 2010 decennial census

### Residential Structure Type

Like Minnesota, most of the housing in Crookston is single-family. Figure A2-23 shows the distribution of housing types.

Figure A2-23: Crookston and Minnesota – Structure Type



Source: 2010 decennial census **Median Housing Value**

Median housing value of housing in Crookston is \$102,900 which is significantly lower than the state’s median housing value of \$187,900. The distribution of housing values is shown in Table A2-2

	Crookston	Minnesota
Less than \$50,000	12.9%	6.2%
\$50,000 - \$99,999	35.3%	10.4%
\$100,000 - \$149,999	30.0%	16.6%
\$150,000 - \$199,999	12.0%	21.4%
\$200,000 - \$299,999	7.2%	25.0%
\$300,000 or more	2.6%	20.5%

Source: 2010 decennial census

### Commercial Structures and Their Valuation

Figure A2-24 illustrates the location of commercial structures within the city as well as the construction date for the oldest extant structure on each parcel. As with the residential units, the oldest development is downtown. The assessed valuation for these commercial structures range from less than \$100,000 to more than \$500,000 (Figure A2-25).

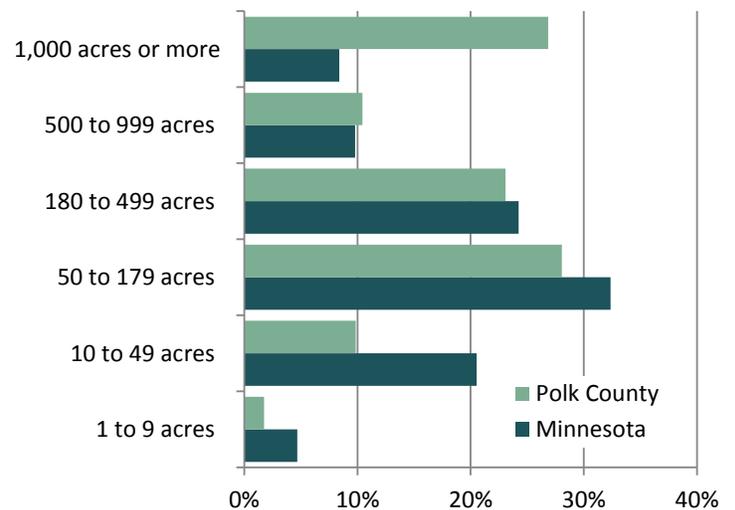
### Agriculture

The agriculture industry in Polk County is summarized in Table A2-3. Median farm size in Polk County is twice the statewide rate. Farm size is summarized in Figure A2-26. Polk County has significantly more farms with 1,000 acres.

	Minnesota	Polk County
<b>FARMS</b>	74,542	1,322
Land in farms	26,035,838	1,094,956
Average size of farm	349	828
Median size of farm	142	284
Estimated market value of land and buildings:		
Average per farm	1,474,057	2,403,190
Average per acre	4,220	2,902

Source: 2012 USDA Census of Agriculture

Figure A2-26: Farm Size



Source: 2012 USDA Census of Agriculture

### Prime Agricultural Land

Figure A2-27 illustrates the prime farmland surrounding the city. The map distinguishes between existing prime farmland, acreage that would be prime farmland if drained or protected from flooding and farmland of statewide importance. The most significant areas are on the north side of the city.

Figure A2-24-: Commercial Structure Age

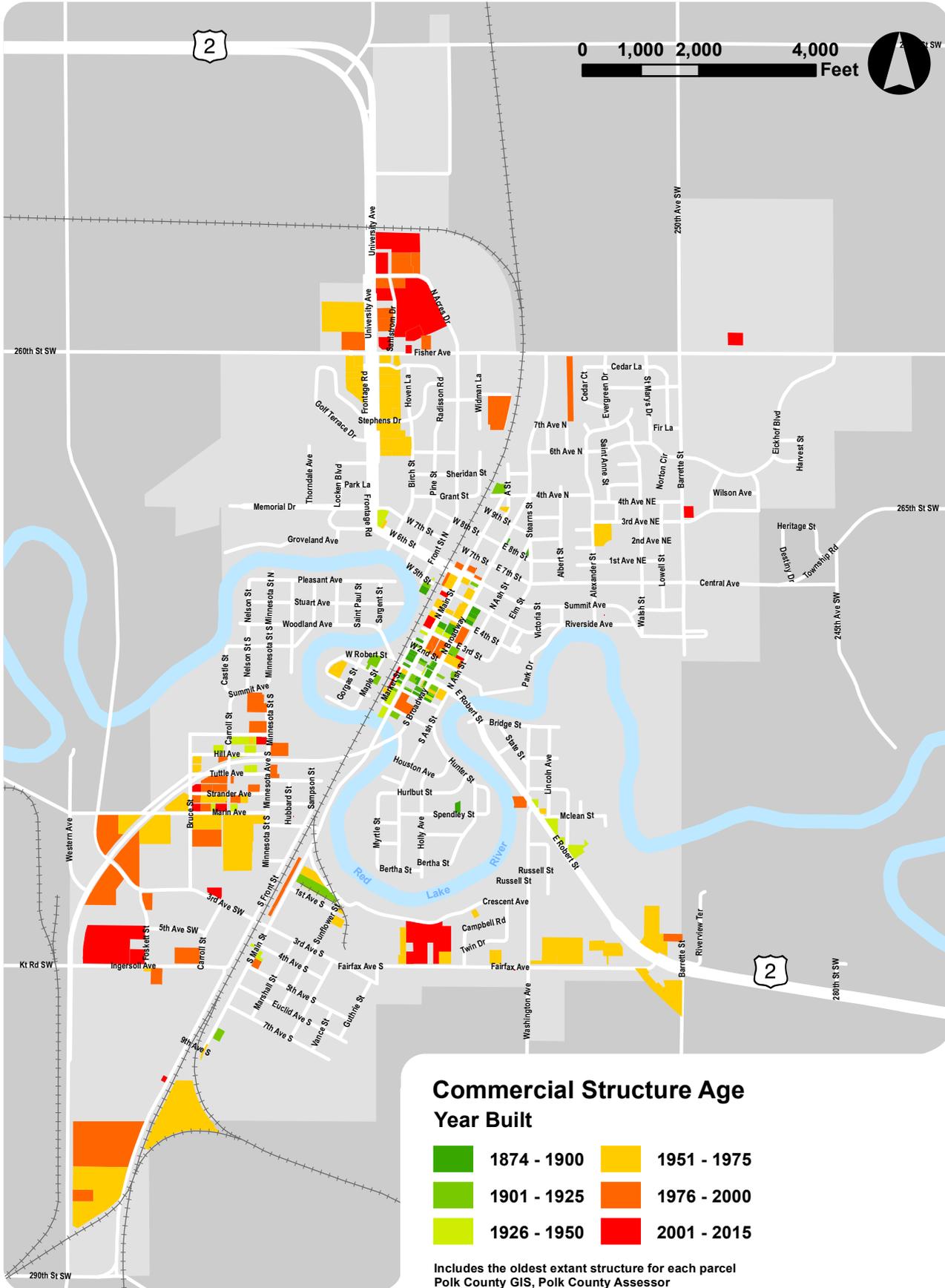


Figure A2-25: Commercial Value

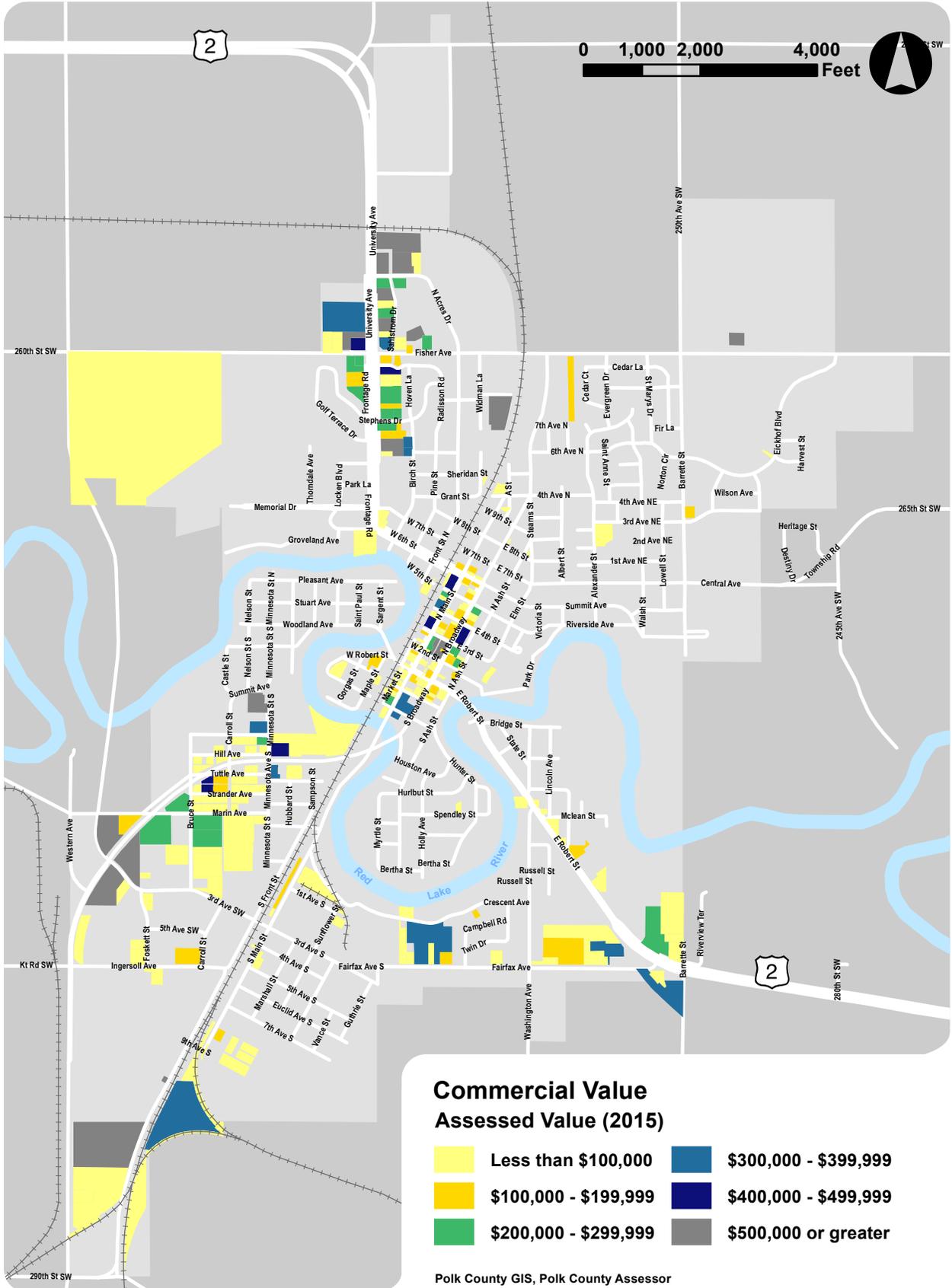
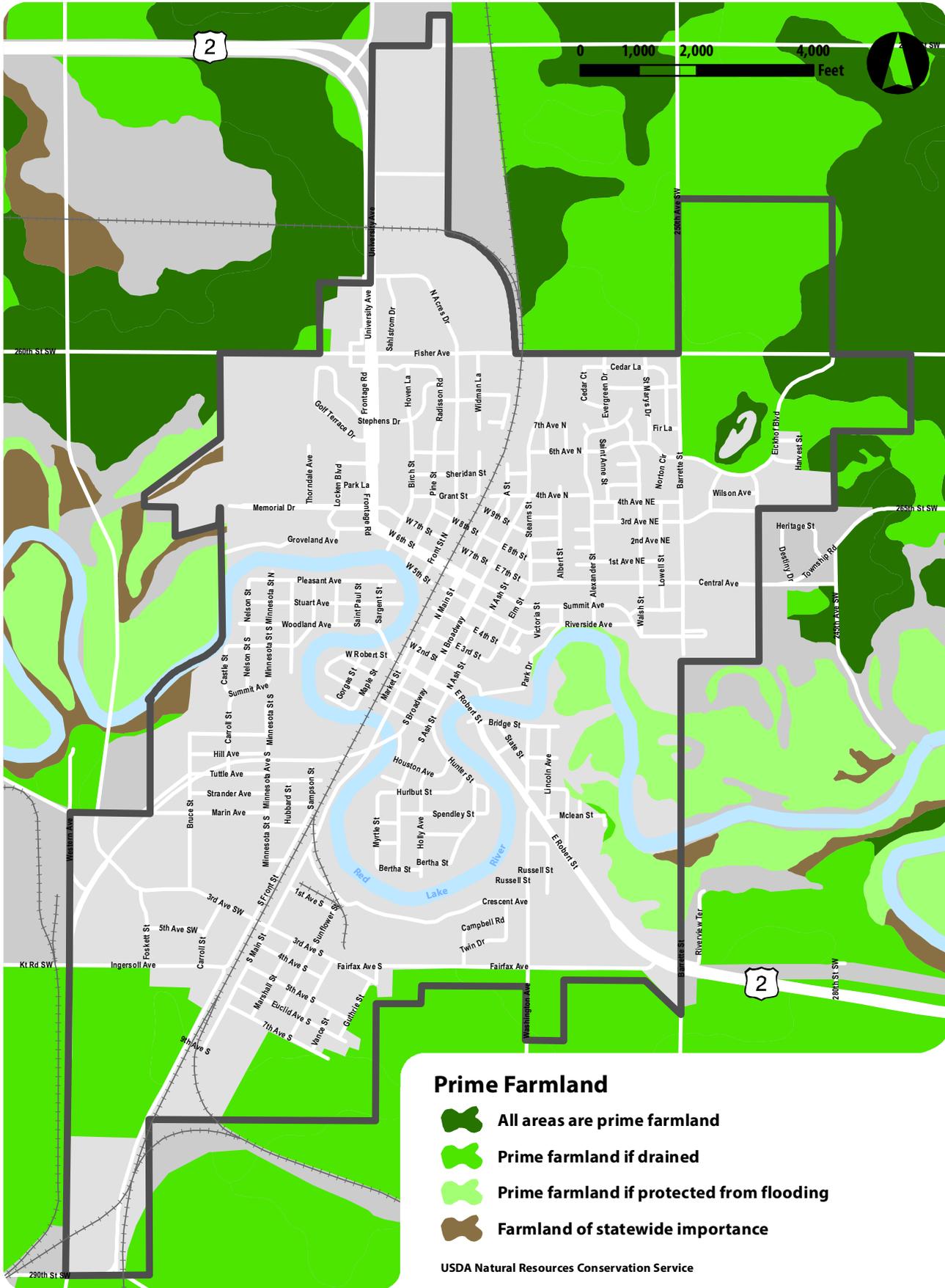


Figure A2-27: Prime Farmland



### Existing Functional Classification

The Minnesota Department of Transportation (MnDOT) uses four roadway classifications: interstate, principal arterial, minor arterial, and collector. Of these, the interstate classification does not apply to the City of Crookston (see the Functional Classification Map in Appendix 5).

**Principal Arterials** serve regional needs and connect major activity centers, and often carry state and/or federal highway designations. US 2 is Crookston’s principal arterial.

**Minor Arterials** connect with and complement principal arterials by serving activity centers and linking various parts of the city. Minor arterials in the state classification system for Crookston include:

- US 75
- Broadway from Robert Street to 3rd Avenue SW
- Main Street from Broadway to Robert Street
- Fisher Avenue from University to the east

**Major Collector Streets** link neighborhoods together, and connect them to arterials and activity centers. Collectors are usually two-lane facilities with substantial system connectivity, often with on-street parking, designed for relatively low speeds (35 miles per hour or less). The state classification includes the following streets in the city’s collector network.

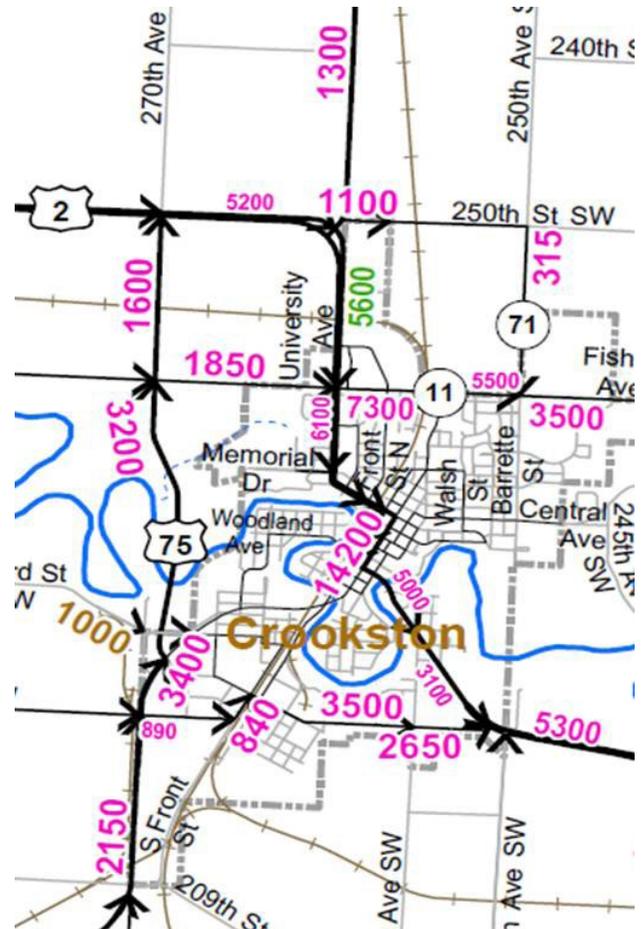
- Fisher Avenue from US 75 to US 2
- Broadway from Fisher Summit Avenue
- 7th Street from Broadway to St. John Drive
- Woodland from Carrol Street to US 2
- Main Street from 3rd Avenue SW to Broadway
- 3rd Avenue SW from Broadway to US 2

### Existing Traffic Volumes

The most recent average daily traffic (ADT) volume information for the primary roadways in Crookston were obtained from MnDOT (Figure A2-28 and A2-29). The ADT volume information show few roadway segments with counts over 5,000 ADT:

- Main Street in downtown Crookston (multiple segments)
- Fisher Ave between US 2 and North Acres Drive
- US 2 between North Acres Drive and Fisher Avenue
- US 2 south of Highway 9
- US 2 near Bridge Street

Figure A2-28: Crookston Traffic Counts

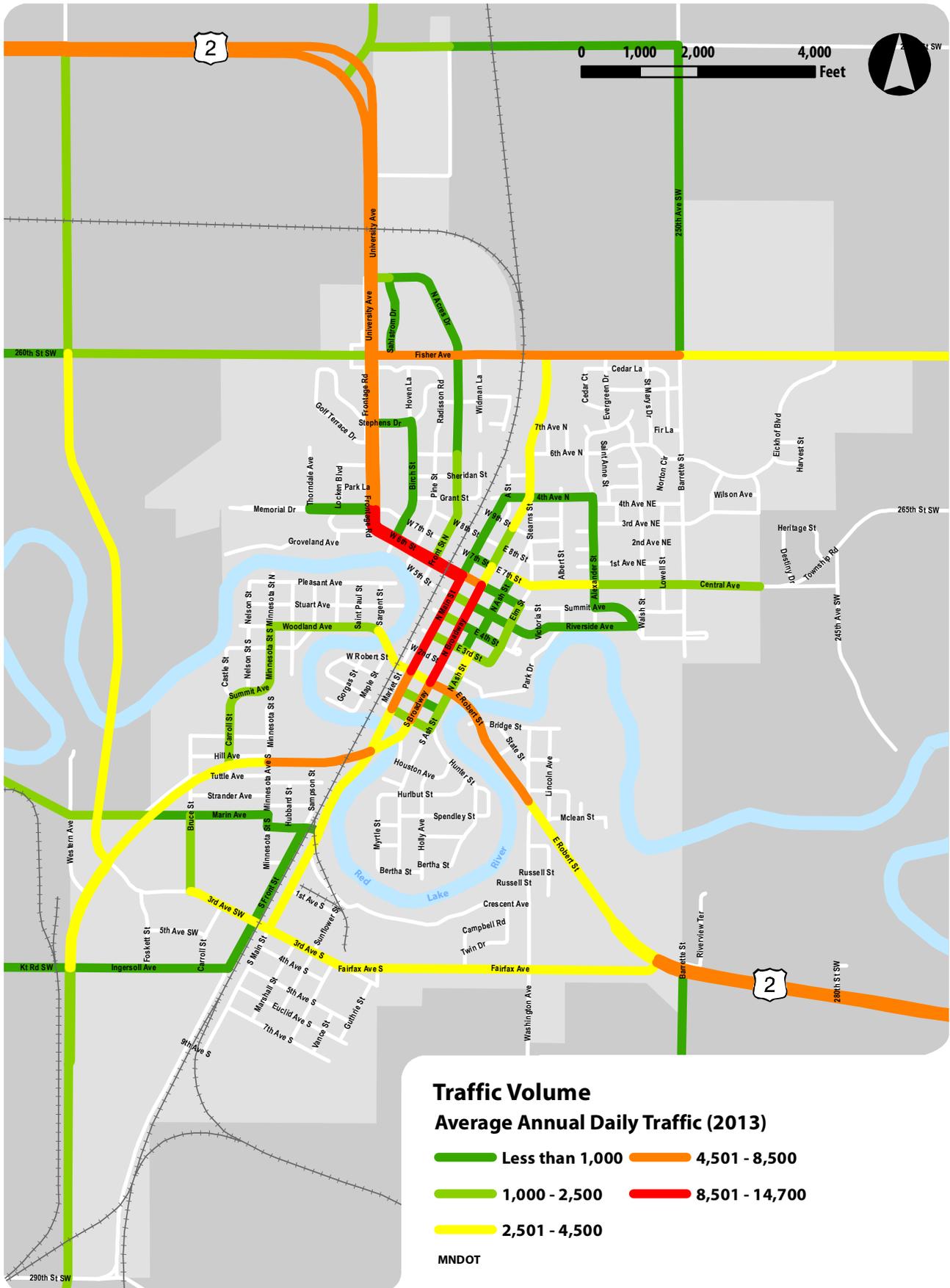


Source: MnDOT

### Existing Freight Rail System

There are two operating within the City of Crookston. The Burlington Northern Santa Fe (BNSF) line, a class 1 commercial rail line, runs through Crookston connecting north to Noyes, east to Boylston and Lake Superior and west to Grand Forks and beyond. Minnesota Northern Railroad, a shortline railroad, hauls grain, seeds, sugar and sugar by-products, coal, animal feeds and fertilizers.

Figure A2-29: Traffic Counts



# CROOKSTON

TOMORROW

*Comprehensive Plan 2035*

## Crookston Destiny Statement

# APPENDIX three



# Destiny Statement

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The Crookston community aspires to be a viable, vibrant place for all citizens to live, work and enjoy a high quality life. We will do this by:

**being** a community that is passionate about family, small town character and quality of life.

**committing** to the provision of a full range of educational, social, recreational and cultural amenities.

**working** together to integrate the work of the University of Minnesota, local businesses and the community.

**expanding** opportunity for all; and believing that our diversity is a gift to build on.

**striving** to be the center of innovation and entrepreneurship in Northwestern Minnesota.

**supporting** our area's strength in agriculture, healthcare, education and manufacturing.

**emphasizing** the resources in the community that draw citizens to Crookston from around the region.

**recognizing** the natural resources in the community and committing to ensure their long term sustainability.

# Destiny Driver



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## Building Houses and Creating Homes

### Leadership Team

**EXPANDING HOUSING IN CROOKSTON** Our goal is to increase housing stock by new construction and refurbishment.

**Craig Hoiseth** 218-470-2000  
[choiseth@crookstonheda.com](mailto:choiseth@crookstonheda.com)

### WHAT IS NEEDED

---

Surveys of potential buyers and builders

A recruitment model that effectively informs and interests newcomers

Multi-family dwelling apartments

Single and attached duplexes

Move in ready spec home stock

**Tony Chladek** 218-281-1232  
[tchladek@crookston.mn.us](mailto:tchladek@crookston.mn.us)

**Keith Mykleseth** 218-281-1801  
[kmykleseth@tnc.org](mailto:kmykleseth@tnc.org)

**Dean Adams** 218-281-1203  
[dr\\_adams@midco.net](mailto:dr_adams@midco.net)

**Rob Wagner** 218-281-4186  
[robert.wagner@co.polk.mn.us](mailto:robert.wagner@co.polk.mn.us)

**Kristi Morris Leas** 218-281-4182  
[klmorrisleas@bremer.com](mailto:klmorrisleas@bremer.com)

### KEY ASSETS

---

Rental property demand is high

Availability of new construction lots

Relationships with UMC, the school district, healthcare, manufactures, and government agencies

Young families returning to raise a family

### KEY SECTORS

---

Aging population

Workforce housing

New residents

Owners of property needing repair

### MEASURES OF SUCCESS

---

1. By 2013, Crookston will have incentives for refurbishment of old housing stock that provides enrichment from within – not paving over great farmland.
2. By 2013, Crookston will have incentives for new build construction and purchase of existing houses, focused on down payment and gap financing assistance.
3. By 2014, Crookston will have created a mechanism to encourage revitalization of downtown properties for housing.
4. By 2015, Crookston will house two commuters of out of town jobs, to every one that commutes into the city.
5. By 2017, Crookston will have a new downtown apartment/condo complex themed for retirement living.
6. By 2020, Crookston will have issued 100 new construction permits with a value to Crookston of \$30,000,000.00

# Destiny Driver



---

## Downtown Revitalization

### Leadership Team

#### CREATING A VIBRANT DOWNTOWN

Wayne Melbye 218-281-7929  
wamelbye@hotmail.com

#### WHAT IS NEEDED

---

Continuation of downtown redevelopment plan  
Surveys of potential businesses and users  
New businesses occupying vacant buildings  
Repurposing

John Bridgeford 218-280-5369  
[leanpackaging@gmail.com](mailto:leanpackaging@gmail.com)

#### KEY ASSETS

---

Downtown is an eye sore  
Rental property demand is high  
Availability of new construction lots  
Relationships with UMC, the school district, healthcare, manufactures,  
and government agencies

#### KEY SECTORS

---

Aging population  
New residents  
Owners of property needing repair

#### MEASURES OF SUCCESS

---

1. By 2013, Crookston will have incentives for refurbishment of old housing stock that provides enrichment from within – not paving over great farmland.
2. By 2013, Crookston will have incentives for new build construction and purchase of existing houses, focused on down payment and gap financing assistance.
3. By 2014, Crookston will have created a mechanism to encourage revitalization of downtown properties for housing.
4. By 2015, Crookston will house two commuters of out of town jobs, to every one that commutes into the city.
5. By 2017, Crookston will have a new downtown apartment/condo complex themed for retirement living.
6. By 2020, Crookston will have issued 100 new construction permits with a value to Crookston of \$30,000,000.00

# Destiny Driver



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## Creating Economic Opportunities

### Leadership Team

**EXPANDING ECONOMIC OPPORTUNITY** Our goal is a dynamic, growing area economy that lies at the heart of a vital Crookston area community.

**Jack Geller** 218-281-8248  
[gelle045@umn.edu](mailto:gelle045@umn.edu)

### WHAT IS NEEDED

A pro-growth attitude that favors teamwork, innovation, technology, entrepreneurship, problem solving, diversity, collaboration and a commitment to success for the long run.

**Tom Jorgens** 218-281-7071  
[tjorgens@poly-cell.com](mailto:tjorgens@poly-cell.com)

### KEY ASSETS

The University (UMC +)  
Agriculture  
Agribusiness  
Manufacturing  
Healthcare  
Non-profits  
Leadership  
Infrastructure  
Proactive Local Government

### KEY SECTORS

UMC, Northwest Research and Outreach Station, Extension + U of M system – teaching, research, technology, innovation, sustainability, skills, source of emergent entrepreneurs.....

Agriculture, skills, biotechnology, electronics, robotics, controls, data mgmt, environmental and sustainable mgmt ....

Agribusiness and Manufacturing – skills, electronic technology, controls, robotics, data management, environment, quality, energy, conservation .....

Healthcare and Non-profits – expertise, skills, physical and mental health, care management, technology, data, coordination, collaboration, outcomes and cost mgmt .....

### MEASURES OF SUCCESS

---

1. By 2013, Crookston will form two different consortiums around its signature competencies, agricultural and technological innovation, and innovative health care for special needs populations.
2. By 2014, Crookston will recognize UMC students and area innovators for their research and development efforts.
3. By 2014, Crookston will design and implement a comprehensive initiative, including dynamic incentive and development tools to produce start-up businesses, new ag related and manufacturing businesses, expanded healthcare options and other businesses to create greater income and new jobs.
4. By 2016, Crookston will design and implement a comprehensive entrepreneur support program, including space and financing for UMC Student entrepreneurs founding new ventures.
5. By 2013, UMC students will be interning with a growing number of local employers. And by 2016, UMC will be successful in placing 25% of its on-campus graduates in jobs in the local area.
6. 2013 Crookston will enhance both its internal and external marketing efforts.

### **MEASURING UP** The accountability metrics for the decade 2013-2023

#### **IN THE NEXT DECADE, CROOKSTON WILL:** \_\_\_\_\_

Create at least 50 new jobs annually in the agricultural, ag processing, and manufacturing sectors  
**a total of 500 new jobs**

Create at least 30 new jobs annually in the health care and special needs sectors  
**a total of 300 new jobs**

Create at least 30 new jobs annually in other sectors of the area economy  
**a total of 300 new jobs**

Create at least 6 start-up businesses annually  
**total of 60 new businesses**

Place 50 UMC graduates annually in jobs in the area economy  
**a total of 500 graduates**



**Start where you are. Use what you have. Do what you can.**

# Destiny Driver



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## Sustainability as a guiding principle in community development

### Leadership Team

**WHAT IS SUSTAINABILITY** In 1987, the Brundtland Commission defined sustainable development as "*development that meets the needs of the present without compromising the ability of future generations to meet their own needs.*" The term is quite broad and may include; recycling, use of "green products," wise land use planning, energy conservation and efficiency, shift from fossil fuels to renewable energy sources, soil conservation to save nutrients and improve water quality, and protection of biological diversity. Not only are sustainability actions good for the planet but essential to improve the long-term bottom line and stay in business whether on the farm or downtown!

As a guiding principle, sustainability thinking recognizes the interdependence of the economy, the environment, and social factors; sometimes called the 3 legs of the sustainability stool. Increasingly, health and happiness are being recognized as a 4th essential element of a sustainable community. It is about the future; and living as though we planned to stay.

**Dan Svedarsky** 218-281-8129  
[dsvedars@crk.umn.edu](mailto:dsvedars@crk.umn.edu)

**Dale Knotek** 218-281-6680  
[dknotek@umn.edu](mailto:dknotek@umn.edu)

**Ben Sullivan** 218-280-4084  
[dknotek@umn.edu](mailto:dknotek@umn.edu)

**John Bridgeford** 218-280-5369  
[leanpackaging@gmail.com](mailto:leanpackaging@gmail.com)

**Lauren Snively** 571-262-9242  
[snive004@umn.edu](mailto:snive004@umn.edu)

## KEY SECTORS

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A group of citizens from all walks of life propose that Crookston become a community where individuals feel personally challenged to improve the quality of life through wellness, more opportunities for family recreation, and apply sustainability practices. Examples include:

Promoting a more walkable and bike-able community with less reliance on the automobile to improve health and reduce resource use. Complete biennial assessment report.

Planning which places a priority on a vibrant community core and building "from the inside out" to strengthen a sense of community and reduce urban expansion onto good farm land.

Advocating for the production and sale of locally grown food and vegetables through urban gardening and farmer's markets. This connects people to the land, promotes healthy eating, and stimulates the local economy. Estimate # annual participants and sales.

Celebrating our reliance on the conservation of natural resources of soil, water, plants, and wildlife through recycling, discovery park experiences and strengthening our connections to the river by fishing and water-based recreation.

Placing a priority on the retrofitting, design, and construction of housing which exemplifies forward thinking in energy efficiency, and renewable energy technologies.

## MEASURES OF SUCCESS

---

1. Annually tabulate length of trails completed for walking, cycling, and X-country skiing.
2. Annually improve the average energy efficiency of Crookston homes and businesses by 2 % in order to save money and resources by collaborating with Otter Tail Power Company and Great Plains Gas.
3. Complete steps to get Crookston designated as a "GreenStep City."
4. Continue to connect with and support related projects that other groups are currently engaged in; Running club, SHIP, Castle Park Initiative, Town Square development, local foods, CommUniversity Trail Project and other trails.
5. Increase the level of engagement by UMC students, staff, and faculty in implementing this Destiny Driver by 2 % per year.
6. Improve the "sense of place" attitude of Crookston citizens that our town is a really great place to live!

## ADDENDUM

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A case in point where sustainability or energy efficiency projects also help the bottom line is the change-out of street lights in Crookston a couple of years back. Chris Waltz, a GreenCorps energy conservation specialist at UMC helped the city write an American Recovery and Reinvestment Act (ARRA) grant for \$ 90,000. The total project cost was \$120,000 including \$ 30,000 from the city of Crookston. The light-emitting diode (LED) lights were \$750/fixture for about 120 lights replaced. The annual energy savings was 30-40% depending on initial wattage. Cost payback for the whole project was estimated at 7-8 years, but after applying the grant, it was only 2 years!

## ADDITIONAL THOUGHTS ON METRICS

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Ben Sullivan, GreenCorps Member

1. **Annually tabulate length of trails completed for walking, cycling, and x-country skiing.**
  - Install 5 'Dero Zap Units' throughout the city by 2016 at strategic locations; City Hall, Hospital, Industrial Park, etc.
    - Develop a Crookston Wellness – Bike Commuter program around the Dero technology which is used for discounted health insurance premiums among other incentives. The URL is a link to the UM-Twin Cities program: (<http://www1.umn.edu/ohr/wellness/wellnesspointsbank/chart/index.html>)
    - The technology can also be used to record the number of users of our bike/hike/cycle trails in Crookston.
  - Add four miles of bike trails every five years?
  - Add four miles of public x-country skiing trail in the city limits of Crookston by 2014?
2. **Annually improve the average energy efficiency of Crookston homes and business by 2% in order to save money and resources by collaborating with Otter Tail Power Company and Great Plains Natural Gas.**
  - Encourage installation of insulation and newer end-use technologies to replace less efficient lighting, heating, cooling, ventilation, and refrigeration technologies in commercial and residential sectors throughout the community.
    - Apply incentives from local utility companies such as audits, rebates, grants, and low-interest financing to encourage energy-saving investments.
  - Offer community-wide energy design assistance for all new residential and commercial construction.
  - Apply B3 (Buildings, Benchmarks, and Beyond) energy measuring standards to all public buildings commencing and continuing by September 2012.

- All publically owned buildings will have energy audit by 2015.
  - City of Rothsay and Otter Tail Power Company have a program where they promoted energy conservation in both residential and commercial sectors. Below is a link that explains the program. On page 7-8 there is a list of the various measures for each sector.  
([http://www.cleanenergyresourceteams.org/sites/default/files/OtterTail\\_ChallengePilot.pdf](http://www.cleanenergyresourceteams.org/sites/default/files/OtterTail_ChallengePilot.pdf))
- By 2014 the city of Crookston will have a "Sustainability Coordinator" to promote and educate others on energy efficiency and other ways to save resources and money. ("Keep Crookston sustainably *InMotion*.")

### **3. Complete steps to get Crookston designated as a "GreenStep City."**

- January 2013 Crookston will sign a GreenStep City resolution.
- Make *GreenStep City Best Practices* completed visible to the community to build support and celebrate our successes.

**4. To improve the efficiency of community efforts, more synergy will result from connecting related projects which relate in some way to the broad definition of sustainability.**

**5. This destiny driver can be an effective "umbrella" to include a broad range of activities and engagements of the UMC community and serve as a regional model of a campus and community working together as a "CommUniversity."**

### **6. Improve the 'sense of place' attitude of Crookston citizens that our town is a really great place to live!**

- By 2012 develop the first of a series of biennial 'Livable, Walkable Communities' assessment reports which will define the good things which are happening as gauged by progress measures such as; local foods/farmer's market activity, recycling, nature-based and activity recreation, and level of volunteerism (e.g. 36.7% of Duluth residents volunteer).
- Social Sustainability. Harness and promote the idea of a sense of community in Crookston as a place that is creating the next generation of leaders in rural communities. I have heard nothing but great things about Leadership Crookston program that Amanda and InMotion folks were a part of this spring and the idea of the creation of the 'Chamber College Connection' database that would host information on all the internships available in and or around Crookston would be a great for students attending UMC. Such communities would be a magnet for college grads to either stay in if UMC graduates or move to. This would keep a fresh face to progressive ideas and opportunities within our community.

# CROOKSTON

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## Crookston Housing Study

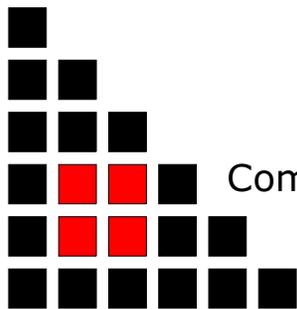
# APPENDIX four



# City of Crookston HOUSING STUDY

February 2014

An analysis of the overall housing needs  
of the City of Crookston, MN



Community Partners Research, Inc.

1011 Newhall Drive

Faribault, MN 55021

## **Strengths for Housing Development**

The following strengths of the community were identified through statistical data, local interviews, research and on-site review of the local housing stock.

- ▶ **Crookston serves as a small regional center** - Crookston provides employment opportunities, retail/commercial options, health and professional services, governmental services and recreational facilities for a geographical area that surrounds Crookston.
- ▶ **Adequate land for development** - The City has land available for both residential and commercial/industrial development. However, some of this land needs to be serviced with infrastructure improvements. Additional land outside of the City limits is also available, but would need to be annexed into the City and municipal services would need to be provided.
- ▶ **Household growth for the City** - Over the past several decades, the City has experienced limited household growth and the City is projected to experience limited household growth in the future.
- ▶ **Desirable location for seniors and retirees** - The City is an attraction for seniors as a retirement location. As a provider of health, retail, government services, recreational opportunities, and senior housing options, the City has amenities that are attractive for seniors as they age.
- ▶ **Educational Facilities** - The City has an excellent public school system, with grades K-12 located in the City. Two K-6 parochial schools are also located in Crookston.
- ▶ **University of Minnesota, Crookston** - This four-year liberal art's college is highly respected and is an excellent resource that provides education, employment, research opportunities, etc.
- ▶ **Health facilities** - The City has excellent health care facilities, including a hospital, two clinics, and two nursing homes.
- ▶ **Infrastructure** - Crookston's water and sewer infrastructure can accommodate future growth, although, ongoing system improvements are needed.
- ▶ **Commercial Development** - The City's commercial districts are adequate to meet daily needs.

- ▶ **Affordable priced housing stock** - The City has a large stock of affordable, existing houses. Our analysis shows that the City's median home value based on recent sales is approximately \$110,580. This existing stock, when available for sale, provides an affordable option for home ownership.
- ▶ **Increasingly diverse housing stock** - The City has a good mix of housing options, including a large number of rental housing units for various household types, twin homes, condos, and owner-occupied homes at various values.
- ▶ **Large Employers** - The City of Crookston has several employers that have more than 100 employees.
- ▶ **Housing Agencies** - The Crookston Housing and Economic Development Authority (CHEDA), the Northwest Multi-County HRA, Tri-Valley Opportunity Council, Inc., Midwest Minnesota Community Development Corporation, the Northwest Housing Cooperative, Northwest Community Action and Mahube-Otwa Community Action Partnership, Inc., all administer housing projects and programs in the City of Crookston. These housing agencies have excellent reputations in the housing field.
- ▶ **Annexation** - The City has annexed land into the City for future development.
- ▶ **State, Federal and Non-Profit Funds** - The housing agencies and the City have successfully leveraged local funds for housing activities with other resources, including State, Federal and nonprofit funds. This past experience in securing funds and a successful track record in utilizing the funds will continue to serve the City well when applying for assistance in the future.
- ▶ **Small town atmosphere** - Crookston is a small town with the real and perceived amenities of a small town. This small town living is attractive to some households.
- ▶ **Proximity to a major regional center** - Crookston is located approximately 24 miles from Grand Forks. Grand Forks provides employment opportunities, retail/service options, educational facilities, government services, health and professional services and recreational opportunities. Many households prefer to live near, but not in a large regional center.



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## Crookston Functional Classification Map

# APPENDIX five



# Functional Classification

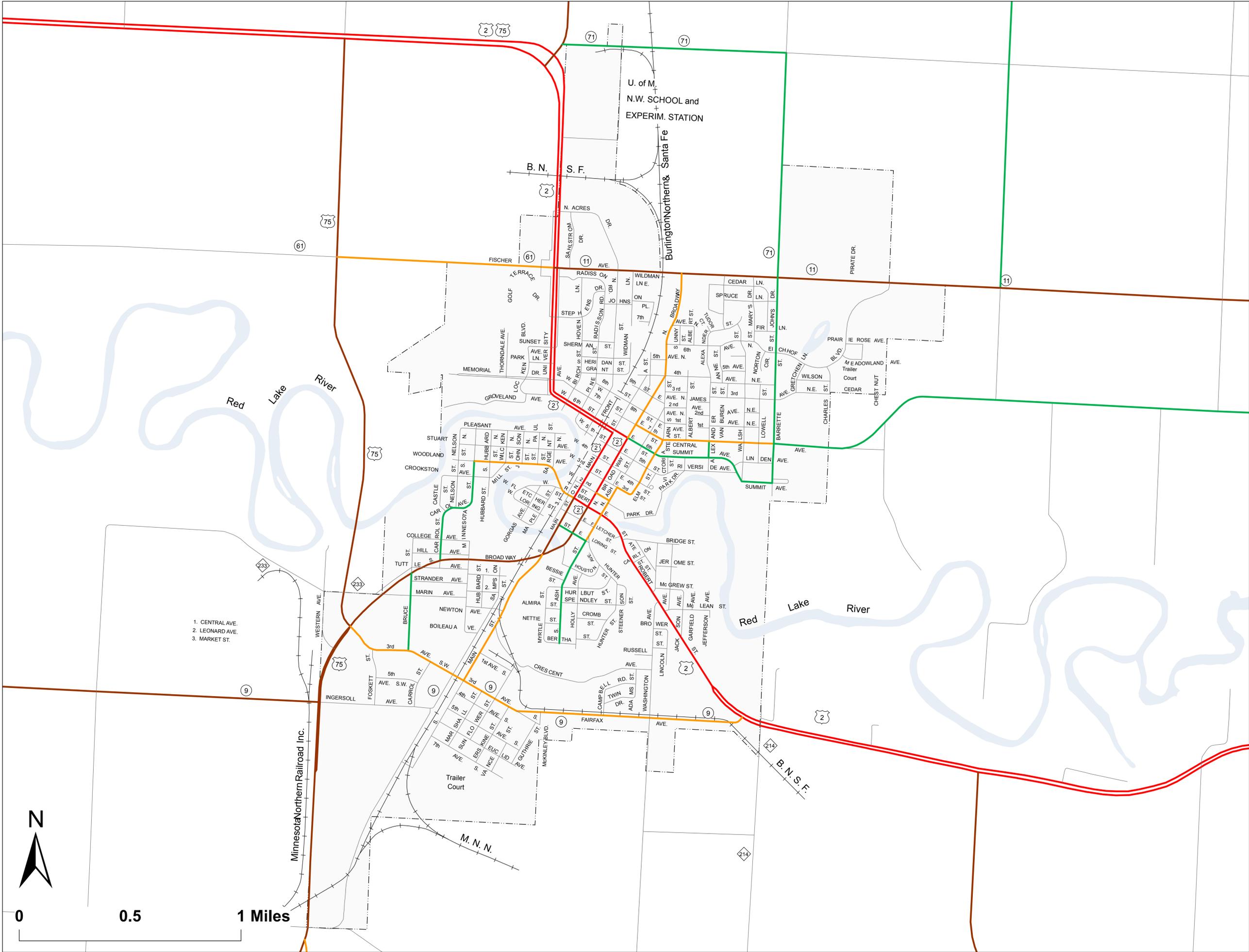
- Interstate
- Other Freeways & Expressways
- Principal Arterial - Other
- Minor Arterial

- Major Collector
- Minor Collector
- Local
- - - County Boundary

- INTERSTATE TRUNK HWY
- U.S. TRUNK HWY
- STATE TRUNK HWY
- COUNTY STATE AID HWY
- COUNTY ROAD

FINAL: September 2015

Produced by: Geographic Information and Mapping Section





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## Converting Downtown Streets Article

# APPENDIX SIX



# Converting Downtown Streets from One-Way to Two-Way Yields Positive Results

## Nation-Wide Survey Conducted

The majority of communities that have changed downtown streets from one-way to two-way traffic operation report positive results, especially for business development.

This was the main finding of a nation-wide survey conducted by the Hyannis Main Street Business Improvement District (HMSBID). What is interesting to note is that the HMSBID conducted their own survey because "studies done to date may be focusing too much on traffic flows and not enough on business development and the livability of the downtown area." The HMSBID reported the following:

- HMSBID found 22 cities and towns from around the U.S. that have converted major downtown streets back to two-way traffic flow. They also found several others that are considering doing the same. The communities surveyed

represent a broad geographical and demographic cross section as well as economic orientation.

- The vast majority of communities surveyed reported that changing downtown streets from one-way to two-way traffic operation was very positive, particularly for business development. None of the communities reported tangible negative effects because of the change. (One reported mixed results on businesses surveyed.)
- In almost every case, the conversion of core business streets from one-way to two-way was seen as a trade-off between mobility (traffic speed and volume) for access and exposure. Communities reported improved business, increased investment, better distribution of traffic (more choices on how to get around), a more pedestrian friendly environment,

and a general feeling of improved "livability," "quaintness" and an improved "sense of community" as a result.

A number of communities also had converted one-way pairs (such as Main Street and South Street in Hyannis, MA). These communities found that the conversion of the pairs to two-way was very effective in separating business traffic from through traffic, dispersing traffic more efficiently, and was much less confusing to visitors who were not familiar with the downtown streets. While the flow and speed of traffic was reduced in these communities, the change in travel time was marginal because the new two-way routes were more direct.

The table shows the characteristics of some of the communities surveyed. For more information, contact Ted Brovitz, tel. (978)343-3836, fax (978)343-9428, email: FBIDI@TIAC.NET.

## Characteristics of Projects Converting Downtown Streets From One-Way to Two-Way Operation

City	Population	Year Conversion Took Place	Type of Conversion	Average ADT	Avg. Street Width	Cross-Section After Conversion	Results
Anniston, AL	26,400	1997	Convert major CBD streets back to two-way	10-15,000	59 & 38	4 TL & PL; 2 TL & 2 PL	Vacancy dropped, very positive for business development
Dubuque, IA	60,000	1998	Convert one-way loop around pedestrian mall to improve access, reduce confusion	6,000	40	2x12 ft. TL; 2x8 ft. PL	Very positive, better business access, customer friendly
Gardner, MA	22,000	1993	Convert one-way loop to two-way on three CBD streets	40,000	40	2x8 ft. PL; 2x12 ft. TL	Conversion immediately included bus development, reduced vacancy
Green Bay, WI	97,000	1997	Convert main downtown gateways to two-way	5,000	31-36	2 TL; 1 PL	Improved business access, dispersed traffic well
Hickory, NC	36,000	1999	Convert paired one-way traffic system to two-way flow	5,000	30	2 TL; 1 PL	Good results, calmed traffic, improved bus access and development, new investment
North Little Rock, AR	61,000	1999	Converting to two-way after 16 years	13,000	46	3x10 ft. TL; 2x8 ft. PL	Announcing two-way flow attracted property investment and new businesses

TL = traffic lane; PL = parking lane

Source: The Hyannis Main Street Business Improvement District survey report.



[www.CrookstonTomorrow.com](http://www.CrookstonTomorrow.com)

